

APPLICATION FOR THE CLEAN OHIO CONSERVATION FUND SUMMARY SHEET

APPLICANT: Hamilton County Park District CODE # 061-02037

DISTRICT NUMBER: 2 COUNTY: Hamilton DATE 10/16/09

CONTACT: Ross Hamre PHONE # (513) 728-3551, Ext. 256

FAX: (513) 521-2896

E-MAIL rhamre@greatparks.org

PROJECT NAME: Mitchell Memorial Forest Expansion Phase 2

ELIGIBLE APPLICANT

(Check Only 1)

- ☐ A. County (1)
☐ B. City (2)
☐ C. Township (3)
☐ D. Village (4)
☐ E. Conservancy District (6)
☐ F. Soil & Water
 Conservation District (7)

- ☐ G. Joint Recreational District (8)
☒ H. Park District/ Authority (9)
☐ I. Nonprofit Organization (10)
☐ J. Other _____ (11)

PROJECT TYPE

(Check Largest Component)

- ☒ A. Open Space (7)
☐ B. Riparian Corridor (8)

PRIMARY PROJECT EMPHASIS 4, 6, 2

4. Preserves high quality, viable habitat for plant
and animal species
 6. Preserves headwater streams
 2. Increases habitat protection

ESTIMATED TOTAL

CLEAN OHIO CONSERVATION

PROJECT COST (from 1.1f): \$ 416,628.00 FUNDING REQUESTED: (from 1.2e) \$ 312,471.00

NRAC APPROVAL - To be completed by the NRAC Committee ONLY

GRANT: \$ _____

FOR OPWC USE ONLY

PROJECT NUMBER: _____

APPROVED FUNDING: \$

Local Participation _____%

Project Release Date:

Clean Ohio Fund Participation _____%

1.0 PROJECT FINANCIAL INFORMATION

1.1 PROJECT ESTIMATED COSTS: TOTAL DOLLARS

(Round to Nearest Dollar)

In Kind
Dollars

(See definition in instructions.)

- a.) Acquisition Expenses: \$ 394,178.00 _____
 Conservation Easement
 Purchase \$ _____
 Easement Purchase \$ _____
 Other \$.00
- b.) Planning and Implementation: \$ 6,950.00 _____
 Appraisal \$ 1,250.00
 Closing Costs \$ _____
 Title Search \$ _____
 Environmental
 Assessments \$ 1,500.00
 Survey \$ 4,200.00
 Other Eligible
 Costs \$ _____
- c.) Construction or Enhancement of
 Facilities: \$ 15,500.00 _____
Restoration Estimate
 Eastern Tract –
 Invasive plant control
 tree seeds
 native cover crop
 prep. and planting
 Total \$15,500
- d.) Permits, Advertising, Legal: \$ _____ .00 _____
- e.) Contingencies: \$ _____ .00 _____
 (not to exceed 10% of total costs)
- f.) TOTAL ESTIMATED COSTS: \$ 416,628.00

1.2 PROJECT FINANCIAL RESOURCES:

(Round to Nearest Dollar and Percent)

	DOLLARS	%
a.) In-Kind Contributions (Please define)_____	\$_____ .00	
b.) Applicant Contributions (Local Funds)	\$ <u>104,157.00</u>	
c.) Other Public Revenues		
Nature Works	\$_____ .00	
Land Water Conservation Fund	\$_____ .00	
Ohio Environmental Protection Agency	\$_____ .00	
Ohio Water Development Authority	\$_____ .00	
Community Development Block Grant	\$_____ .00	
Ohio Department of Natural Resources	\$_____ .00	
OTHER_____	\$_____ .00	
d.) Private Contributions	\$_____ .00	
<i>SUBTOTAL LOCAL RESOURCES:</i>	\$ <u>104,157.00</u>	<u>25%</u>
e.) CLEAN OHIO CONSERVATION FUND:	\$ <u>312,471.00</u>	
Funds from another NRAC	\$_____ .00	
<i>SUBTOTAL CLEAN OHIO RESOURCES:</i>	\$ <u>312,471.00</u>	<u>75%</u>
f.) TOTAL FINANCIAL RESOURCES:	\$ <u>416,628.00</u>	<u>100%</u>

1.3 AVAILABILITY OF LOCAL FUNDS:

Please list any partnership with other sources. (i.e.; is this part of a larger project or plan):

2.0 PROJECT INFORMATION

If the project is multi-jurisdictional, information must be consolidated in this section.

X Please check here if additional documentation is attached.

2.1 BRIEF PROJECT DESCRIPTION - (Sections A through E):

A: SPECIFIC LOCATION: Please attach a map.

PROJECT COUNTY: Hamilton PROJECT ZIP CODE: 45002

B: PROJECT COMPONENTS: Please describe the various project components.

C: PROJECT EMPHASIS AS DEFINED BY SECTIONS 164.22 (A) (B) OF THE OHIO REVISED CODE AND LISTED IN APPENDIX A: Please describe.

D: DEFINE TERMS OF EASEMENTS:
PLEASE REFER TO SECTION 164.26 OF THE OHIO REVISED CODE.

E: INFORMATION REGARDING PUBLIC ACCESS

Where is the access located? Is it open to the general public or are there restrictions? What are the hours of availability? Will the general public be given the opportunity to participate in the planning of the project?

2.2 OWNERSHIP/MANAGEMENT/OPERATION: Please address.

See Tables A and B for a cost breakdown on the three properties in this application.

2.0 Project Information

2.1 Brief Project Description

Specific Location: The Mitchell Memorial Expansion Acquisition site is contiguous to the Hamilton County Park District (HCPD) owned Mitchell Memorial Forest (MMF) property. The tract is located at 7698 Buffalo Ridge Road in western Hamilton County, east of Highway 275 and south of I-74 in Miami Township. The property falls within the 45002 zip code area. See Exhibit 1 and 2. **If an on site visit is planned by the reviewers of this acquisition project, it is requested the visit be arranged with the property owner through the Hamilton County Park District.**

Driving Directions: If coming from Downtown Cincinnati take 75 N to 74W, take exit 11 toward Rybolt Road in Harrison, Ohio, turn right at Harrison Avenue, then turn left on Wesselman Road. Take the third right onto Buffalo Ridge Road.

Project Components:

This application involves two components; acquisition and restoration. The HCPD is purchasing a 21 acre tract on the northeastern portion of Mitchell Memorial Forest. The site is contiguous to the park. The restoration will include the removal of Asian Bush Honeysuckle and other invasive herbaceous species on the site as well as planting native wildflowers, shrub and tree species on an open sloped area of the site. A cost estimate and description of the proposed restoration work is listed below.



Looking north at the Wayne tract's woodland and open field environments.

The site consists of a large wooded area and a small open field. The three acre field area surrounding a small house was recently cleared of brush and young trees and pushed with a dozer into the edges of the existing woods at the base of the slopes. The cleared areas have been seeded, but can be easily restored.

The wooded areas are successional and include tree species such as black walnut, white ash, sugar maple and hackberry. There are some red oaks on the property as well. All of the wooded areas have a relatively dense stand of Amur honeysuckle which will be eradicated by staff. The HCPD will preserve this property as a greenspace in perpetuity and prevent it from being developed.

Acquisition of this tract will increase the size of the MMF as well as increase the conservation acreage in this portion of the county. The house and other

structures that are located on the site will be removed by the HCPD, but are not included in this project.

Project Emphasis -See Attachment A

OPEN SPACE

- X 1. Reduces or eliminates nonnative, invasive species of plants and revegetates with native species.

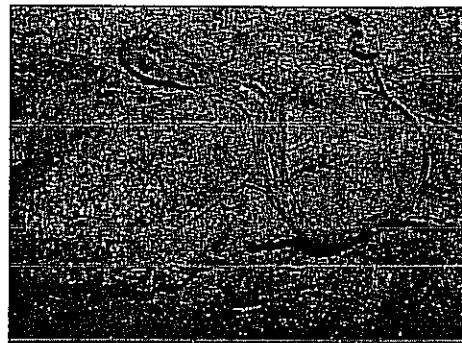
The site contains significant amounts of Asian Bush Honeysuckle which will be removed. Currently, the honeysuckle is prohibiting the native species from establishing themselves. It is presumed that since the MMF has such a healthy rich, variety of native wildflowers that these species will establish themselves on this tract. A more detailed outline of what this will entail is explained in the restoration plan.



The site has a second growth successional woodland with significant honeysuckle.

- X 2. Preserves or increases high quality, viable habitat for plant or animal species, where the forest canopy or native vegetation covers greater than 50% of the area.

The site contains approximately 70% tree cover which ranges from successional to mature woodland. There are intermittent streams on the site that could sustain riparian species such as the State Endangered Cave Salamander and that environment will be enhanced by the HCPD. The State endangered Cave Salamander has been present at Mitchell Memorial Forest for many years. It is likely that they are present on the acquisition site as the intermittent streams have the needed limestone base habitats for the salamander. See Exhibit 3, Cave Salamander Locations Map for locations of known salamander findings. Appendix A talks more about these findings.



State endangered Cave Salamander.

Although the timing of this project did not allow staff to inspect the property during the spring wildflower season, it is anticipated that wildflowers similar to those found throughout MMF are present on this site, such as Dutchman's Breaches, Trillium, Wood Poppy, and Spring Beauty. The preservation, restoration and enhancement of these plants will be a high priority for the HCPD.

When the site is purchased, the HCPD staff will perform three separate surveys to assist them in establishing an effective maintenance preservation plan for the site. First, they will complete a site inventory to determine if the State Endangered Cave Salamander is present on the site. It is very probable that some are present due to the large population that has been documented in Mitchell Memorial Forest. This is documented in the Report on the Reptile and Amphibian Survey of Mitchell Memorial Forest, HCPD, 1990 and the 1998 study of the Silver Creek Valley, Herpetological Survey. Appendix A shows their findings.



Dutchman's Breaches found at MMF.

Second, HCPD will complete a plant survey which will identify all significant native plant species and third, Staff will complete a digital covermapping plan showing the prevalence of the various tree species on the site. All of this information will be inputted into the HCPD's digital database which can be used for future mapping and

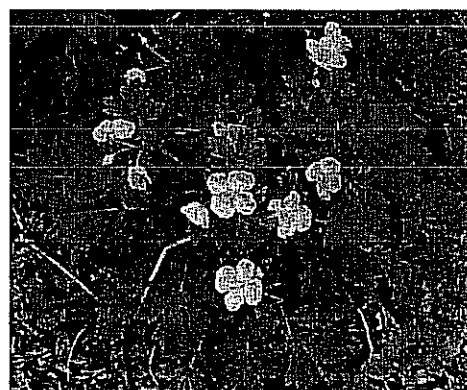
evaluation of the site. All of these surveys will help the Park District evaluate the full potential of the site and to determine how

best to preserve and restore the site. See below for a full description of the Park District's Restoration Plan. See Exhibit 4, Habitat Restoration Map.

Restoration Plan

The HCPD's restoration plan includes the eradication of invasive Asian Bush Honeysuckle present on the site as well as planting trees and shrubs in the cleared sloped seeded area to help accelerate the natural woodland regeneration process.

The HCPD will hire a certified contractor to apply glyphosate for folier honeysuckle removal during the fall of 2010 and eradicate 90% or more of the existing honeysuckle on the site. If this is not attained they will come back and respray the site to ensure the majority of honeysuckle is killed. When the contractor has successfully fulfilled their contract, the land management staff will monitor and maintain the site to ensure that the environment can develop into a healthier habitat and new honeysuckle shoots don't establish themselves on the site.



Wood Poppies found at Mitchell Memorial Forest.

In addition to invasive plant removal, a qualified contractor, hired by the HCPD, will plant native trees, shrub species and wildflowers in the sloping field

area. Deer fencing will be installed to protect vulnerable trees and shrubs as needed. The contractor will also be responsible for watering the new plants for the first year after installation and will replace all plants that die within the first year. The plant species will be mixed evenly around the sloped field area to create a natural looking wooded area.

Until the woodland is established, staff will bush hog the field on the planted area to control weeds with HCPD owned equipment. The contractor will ensure that they have a 100% success rate on the planting and replace any plants needed to reach that goal. Monitoring of the site will also include staff treating weeds with existing resources. After the contractor's contract is complete the HCPD staff will begin monitoring the site to ensure the plants are growing well and spreading on the site.

Restoration Estimate

- *Invasive plant removal*
- *tree seeds, native cover crop
prep. and planting
with deer protection*

Total **\$15,500**

X 3. Includes linkages to other parks, openspace/greenspace preserves, population centers, and lower income areas.

The site is contiguous to the existing MMF and would expand the park from 1,335 to 1,356 acres. The acquisition of this property would secure a buffer between new development in the area and the protected natural area.

X 4. Supports openspace/greenspace planning, and preserves lands as recommended within previously identified planning or natural resource management documents.

This application is consistent with recommendations proposed in the **2002 Open Space Acquisition Plan** prepared by the HCPD which identifies critical properties to acquire for the purposes of greenspace preservation. See Part IV – Community Planning for more information on this element.

X 5. Provides access to natural areas that result in recreational, economic, or aesthetic preservation benefits.

The site will become part of the MMF and be open to the public from dawn to dusk. The MMF currently has a small system of hiking trails on site that can be accessed daily by the public although at this time the HCPD has no plans to

include trails on the application site. The site could be accessed by the public on their own from dawn to dusk.

X 6. Provides or enhances areas where safe fishing hunting and trapping may take places in a manner that will preserve balance natural ecosystems.

The HCPD will recommend including this site in it's annual controlled bow hunting program. Six HCPD parks are currently included in this program. Prospective hunters are required to submit a registration form to the HCPD and pass a qualification process to show they demonstrate the needed hunting skills to hunt safely in the parks. If approved, the hunters have access to the site at a designated time determined by the HCPD during the Ohio Archery season. All hunting rules and regulations set forth by the state are followed in this culling program.

This program has been ongoing for 5 years and the participating hunters have successfully removed a total of 204 deer from Park District property. There have been no injuries during this time. The hunters participating in this hunting program also volunteer their time to help the HCPD with honeysuckle removal each winter.

X 8. Preserves or restores natural stream channels.

The site has several intermittent streams running through it which have exposed limestone rocks. These streams feed the Great Miami River. This type of stream habitat is known to support the state endangered Cave Salamander. The HCPD will ensure that this stream's habitat is protected and the vegetation surrounding this stream will be preserved and allowed to mature naturally.

X 9. Preserves or restores streamside forest, native vegetation or adjacent habitat.

The forest surrounding the intermittent streams on the site are successional to late successional consisting of walnut, white ash, sugar maple and hackberry. The HCPD will ensure that this environment is preserved and allowed to mature into a high quality forest that supports the local wildlife habitat.

X 11. Permanent acquisition of riparian corridors, watersheds, forested hillsides or greenspace linkages.

The site will be purchased through a fee simple transaction. These purchases will ensure that this greenspace will be preserved in perpetuity thus protecting steep hillsides, woodland habitat, and will provide an important linkage to the MMF property owned by the HCPD. See Exhibit 5, USGS Map.

X 12. Plants vegetation or reforest lands for filtration to improve water quality, or to control stormwater runoff.

The site contains slopes which exceed 20% and have the potential for erosion runoff due to unstable soil types. The HCPD, as detailed in the restoration plan,

will plant native shrubs, small trees and forbs to accelerate the growth of a woodland environment on one sloped portion of the site. This will substantially stabilize this slope so erosion does not occur and will control stormwater runoff which will help to improve water quality in the intermittent streams by reducing siltation. The HCPD will also preserve the established woodland on the property's hillsides.

Part III. Compliance with State Criteria

1. Percentage of Clean Ohio matching funds necessary to complete project

☒ 75% ☐ 74 - 70% ☐ 69 - 65% ☐ 64 - 60% ☐ <60%

The HCPD is requesting 75% of Clean Ohio Funding for the 2009 Funding year.

2. Level of collaborative participation: Participation means active involvement through in-kind services or funding.

☐ local political subdivisions ☐ State agencies ☐ federal agencies

☐ community organizations ☒ conservation organizations

☐ local business groups

The HCPD frequently use boy scouts and other volunteer groups to help in the planting of seed distribution on sites. Staff will try to organize some local volunteer groups to help with the spreading of seeds on the acquisition site.

3. OPWC Districts

☐ Joint project in more than one district

☐ Joint project in this district

☐ Carries out an adopted community, watershed or other plan overlapping another district

4. Community benefits: Relative economic, social and recreational benefits

☒ economic benefits

☐ social/recreational

Economic Benefits

Research has shown that the acquisition of open space in highly developed areas will reduce infrastructure costs, decrease health related costs and increase property values. Open space and trees will reduce storm water management and water

quality management cost by the open land absorbing much of the runoff caused by development. It also allows the water more time to filtrate through the greenspace to improve its water quality. The presence of preserved trees on site also creates a process called transpiration which helps to purify air quality in a county, which currently is in noncompliance with the Environmental Protection Agency. This process would help reduce air quality related health costs, such as treatment for lung cancer, asthma and other respiratory diseases that are common in Hamilton County. The site in this application will have considerable woodland planting preformed on steep slopes which will help in the reduction of stormwater runoff.

6. Operation and Maintenance once project is completed.

Ownership/Management

The HCPD will purchase the site through a fee simple agreement. The property will be managed as a natural greenspace in perpetuity. The 25% match by the HCPD will come from the Mitchell Memorial Forest Evergreen Fund which was made possible by a generous donation to the HCPD.

Maintenance/Operations

The property will be maintained by standard land management and operational practices implemented by the Hamilton County Park District staff. The HCPD is an experienced and successful steward of land and is currently responsible for successfully maintaining and operating approximately 13,000 acres of natural area within the park system. HCPD has managed over 16,000 acres, 80% of which remain in a natural state. The HCPD has six full time Stewardship staff and four part time staff which are responsible for maintaining the natural areas within the park.

The staff will monitor and maintain this site with site visits to evaluate the site's progress and make appropriate amendments and control weeds until the native plantings have established themselves naturally. After the area is established, staff will continue to monitor the site to ensure it is a healthy environment.

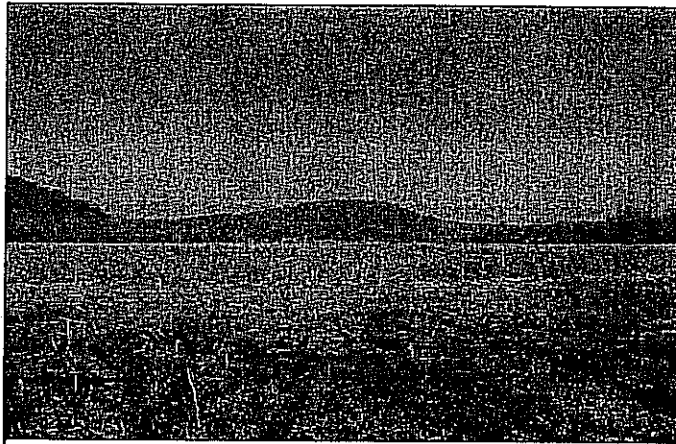
See the description for the HCPD's Storm Water Management Program in part IV, #1 for a detailed description of its maintenance program.

7. Project Management Experience of similar or related projects.

Below are three examples of previous fee simple land acquisitions which were similar to this application. In addition to this site, the HCPD has successfully completed over 90 fee simple land acquisitions in the past 10 years.

Previous similar Fee Simple Acquisitions – All the below projects were Clean Ohio projects which were similar to this application. All properties noted below are a part of the 2002 Open Space Acquisition Plan prepared by the HCPD.

- **Stewart property, Mitchell Memorial Forest Expansion**, 17 acres, This land was purchased to preserve greenspace as well as expand the existing Mitchell Memorial Forest, owned by the HCPD.
- **Summe Property, Whitewater Riparian Expansion – phase 2** – 130 acres. This land was purchased to preserve valuable riparian corridor along the Whitewater River. The Land Management department for the HCPD planted



Summe before pictures of previous farmland.

the site with a wet prairie seed mix to increase the diversity of the habitat on site and to aid in storm runoff into the Whitewater River. This prairie restoration is the largest accomplished to date by the Park District. Additional trees were also planted along the forest to increase its riparian corridor.



Summe after picture showing wet prairie flowers in bloom.

- **Oak Glen Expansion Acquisitions** – 192 – These two properties were purchased to increase the acreage at a newly established greenspace within the Hamilton County Park District's ownership and stewardship. Restoration of this site will begin this fall.

Part IV. Compliance with Hamilton County Priorities

1. Community Planning –

In November of 2002, the HCPD developed an open space acquisition plan to further the Park District's mission. One of the Park District's primary goals is to acquire land in Hamilton County which will be preserved for future generations. Acquisition of this site would provide protection from habitat fragmentation caused by future development and provide a connecting corridor of habitat to existing preserved parkland.

The HCPD's priority to preserve greenspaces in this county is reflected in the Hamilton County Planning Commission's Community Compass Report No. 16-6 "State of the county Report: Environment. It states that "Whereas past conservation efforts often focused on protecting individual pieces of land, emphasis is now being placed on the need to provide for green infrastructure. Green infrastructure provides a framework for creating an interconnected network of natural streams, conservation lands, working landscapes and other green spaces that support native species, maintain natural ecological processes, sustain air and water resources, and contribute to the health and quality of life for American's communities and people".

This acquisition will also comply with the EPA mandated and approved **Storm Water Management Program** prepared by HCPD.

In March 2003, HCPD completed this mandated plan that defines HCPD's stewardship practices for all existing and newly acquired greenspaces. This program was approved by the OEPA in 2003, providing the Park District with a five year permit for projects occurring during that time. OEPA recently updated the HCPD's permit until January 2014. The HCPD is required by law to implement all stewardship and development guidelines as set forth in our Storm Water Management Program to ensure the greenspaces are managed per the OEPA's standards.

This program outlines some major components that are a part of HCPD stewardship practices. They include: preserving open space; performing environmental assessments on potential acquisitions, reducing impervious surfaces on the site, and reforesting these lands.

Although the Park District officially began this program in 2003, it has been utilizing many of the practices long before this time. The Park District has been increasing acreage of protected greenspace for many years. In 1985, the Hamilton County Park District embarked on a program of identifying and removing paved surfaces, where possible. Since the beginning of this effort, approximately fifteen (15) acres of pavement have been removed.

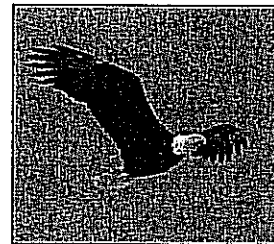
The Park District also makes it a practice to remove buildings acquired with new properties unless they can be fitted to public use. Over the past twenty-five years, the Hamilton County Park District has removed eighty-six (86) structures.

Since the mid 1970's the Hamilton County Park District has been reducing the amount of park areas regularly mowed to create more buffer and wildlife habitat. In 1991, the Park District began a program to convert cultivated cropland into natural areas. In the past decade, approximately 150 acres of farmland have been converted into wetlands and 300 acres converted to prairie or meadow habitat. In all cases, native plant species were used. These plants were collected within a 150-mile radius of Hamilton County or raised in the Park District's native seed nursery. The use of native species improves the chance of plant survival. The use of prairie species has the additional benefit of a deep root system that maximizes soil retention and evapotranspiration thus reducing runoff. There are approximately 200 acres of farmland that the Park District plans to convert, mostly to prairie, during the next ten years.

2. Natural Resource Viability: How important is the project to the viability of the natural resources affected by the project.

Protects 1-5 State NHI ranked rare species.

The Yellow-bellied Sapsucker, which is listed on the ODNR Ohio Endangered Species list, has been documented numerous times by bird watchers in 2009 and in previous years within the MMF. There are numerous documented sitings on the Cincinnati Bird Club website and four were seen during the HCPD's 2009 Annual Bird Count. See Appendix B for documentation of sitings and Appendix C for the ODNR state endangered and threatened species list.



Bald Eagle

Two bird species listed on the ODNR Threatened Species list were also sited at MMF during the 2009 bird count. 17 Dark Eyed Juncos were sited during the HCPD's annual 2009 bird count and a Bald Eagle, 2-14, 2009, were sited by Cincinnati Bird Club members.



Dark Eyed Junco

The woodland environments on the site would suit these birds to support their migration and potential nesting habitats. The preservation of this land will increase the habitat needed for these birds to flourish. The State endangered Cave Salamander has also been found in numerous locations in MMF. See Appendix A.



Yellow-bellied Sapsucker

3. Project preserves or naturally restores steep hillsides with slopes greater than 20%:

The site has slopes exceeding a 20% and currently has no vegetation to reduce runoff or erosion on one of the sloping areas. The HCPD will restore these slopes by planting early successional plant material on the slope to encourage native forest understory growth and ultimately a mature forest. The western portion of the site also has steep slopes which are prone to erosion. Staff will ensure that the woodland growth currently established here will be allowed to mature.



The site contains areas with slopes exceeding 20% which require vegetative stabilization. This area will be restored to a woodland habitat.

Best Management Practices will be followed on the site to maintain a healthy bio-diversity for plant life and wildlife habitat.

4. Preserves or enhances undeveloped lands along viewsheds of major highway
N/A

5. Preserves headwater streams.

The acquisition site contains several headwater streams that feed into small intermittent streams which ultimately feed into the Great Miami River. Steps have been taken in the past decades to improve the water quality in the Great Miami River. The preservation of this site will help preserve this wooded ecosystem and allow it to mature thus protecting this stream system and helping to improve the overall quality of the stream environment.

6. Protection of highly erodible lands:

Below lists the soil types found on the acquisition site.

ArB2, Ava silt loam, 3-8% slope. This classification is primarily along a convex ridge top adjacent an intermittent stream on the property. The soil is generally conducive to some cropland, pasture and woodland. Currently, most of the site is converting into woodland and will continue when the HCPD buys the property. This soil is generally gently sloping and moderately well drained. Permeability is moderately slow above the fragipan and very slow in the fragipan. Runoff is medium. Root growth is mainly restricted to the moderately deep cone above the fragipan. The available water capacity of this zone is moderate. The subsoil is very strongly acid to medium acid. The soil is well suited to trees.

SwC2, Switzerland silt loam, 8 to 15% slopes- This deep, strongly sloping well drained soil is on the sides and ends of ridge tops on surface layer, and subsoil material has been tilled into the present surface layer. Permeability is moderate

in the upper part of the soil and very slow in the middle and lower parts. The root zone is deep. The available water capacity is high. Runoff is rapid. This soil is well suited to trees and to other vegetation that provides cover and to other vegetation that provides cover and food for wildlife. Plant competition can be reduced by spraying, mowing and disking.

EcD, Eden silty clay loam 15-25%. A quarter of the site contains this classification. The intermittent streams on site are located on this classification. This soil is moderately deep, moderately steep, well drained soil on hillsides on uplands. Some areas have hillside slips. Most areas are long and narrow or irregularly shaped. Permeability is slow and the root zone is generally restricted to the 20 to 40 inch thick zone above the shale and limestone bedrock. The available water capacity is low and runoff is very rapid. Controlling erosion, maintaining a stand of forage species and conserving moisture are major concerns with this property as erosion is a problem on these slopes. Woodlands on the site are necessary to hold the steep slopes otherwise erosion is a severe hazard in these soil types. The Park district will plant appropriate plants on site to stabilize unstable slopes.

EcE – Eden silty clay loam, 25 to 40% slope – This moderately steep well drained soil is on hillsides on uplands. Most areas are dissected by shallow drainage ways, and many areas have hillside slips. Most areas are long and narrow or irregularly shaped and range from 5 to 200 acres in size. Permeability is slow. The root zone is mainly restricted to the 20 to 40 inch thick zone above the shale and limestone bedrock. The available water quality is low. Runoff is very rapid. This soil is used as pasture and is moderately well suited to this use. This soil is used as woodland and is moderately well suited to trees. See Exhibit 6, Soil Maps.

7. **Project addresses a situation where action must be taken now or opportunity will be lost forever.**
N/A

Readiness to proceed: The HCPD is ready to proceed on this project upon approval of this application.

Define Terms of Easement RESTRICTIVE COVENANT: in the event that the BUYER is successful in their grant application, the deed from the SELLER shall contain the following additional restrictive language

"Mitchell Memorial Forest – Wayne Parcel, acquisition site - Buyer agrees to perpetually keep this property in greenspace for the protection of Mitchell Memorial Forest hillsides and forest areas included herein. Potential development of this property will be for providing appropriate access for outdoor recreation and will be limited to improvements that do not harm said areas and will be planned, implemented and managed following best management practices. Buyer or assigns will be permitted to perform limited streambank erosion correction and enhancement projects that do not channelize the stream corridors (best management practices would include wetland creation and

enhancement, use of bioengineering techniques, small impoundments where appropriate to create additional wetland areas, planting of appropriate wetland species to increase the biodiversity, etc.). Public access into and through the site will be provided by the Buyer in a relatively narrow corridor through the property designed to connect with other properties owned or eventually controlled by Buyer. Buyer agrees that the Deed Restrictions shall be perpetual and shall not be amended, released, extinguished or otherwise modified without the prior written approval of the Director of the Ohio Public Works Commission (OPWC), at the Directors sole and absolute discretion, who shall have full enforcement authority with respect to the Deed Restrictions. If any amendment, release, extinguishment or other modification of the Deed Restrictions should occur without the prior written approval of the Director, Buyer or its successors and assigns as owner of the Land or interest therein, shall pay to the OPWC upon demand from the Director an amount equal to the greater of: (a) 200 percent (200%) of the Funds disbursed by the OPWC for the Project, together with interest occurring thereon at a rate equal to 6 percent (6%) per annum from the date of disbursement; or (b) 200 percent (200%) of the fair market value of the Project."

3.0 PROJECT SCHEDULE:*

		BEGIN DATE	END DATE
3.1	Planning and Implementation:	<u> / / </u>	<u> / / </u>
3.2	Land Acquisition/Easements:	<u>10/16/09</u>	<u>06/28/10</u>
3.3	Site Improvements:	<u>6 /1 /10</u>	<u>12/30 /11</u>

* Failure to meet project schedule may result in termination of agreement for approved projects. Modification of dates must be requested in writing by a project official of record and approved by the commission once the Project Agreement has been executed.

4.0 PROJECT OFFICIALS:

4.1	CHIEF EXECUTIVE OFFICER	Jack Sutton
	TITLE	Director
	STREET	10245 Winton Road
	CITY/ZIP	Cincinnati, OH 45231
	PHONE	(513) 521-7275
	FAX	(513) 521-2606
	E-MAIL	jsutton@greatparks.org
4.2	CHIEF FINANCIAL OFFICER	Thomas Kaluba
	TITLE	Treasurer
	STREET	10245 Winton Road
	CITY/ZIP	Cincinnati, OH 45231
	PHONE	(513) 521-7275
	FAX	(513) 521-2606
	E-MAIL	tkaluba@greatparks.org
4.3	PROJECT MANAGER	Ross Hamre
	TITLE	Planning Director
	STREET	10245 Winton Road
	CITY/ZIP	Cincinnati, OH 45231
	PHONE	(513) 728-3551, ext. 256
	FAX	(513) 521-2896
	E-MAIL	rhamre@greatparks.org

Changes in Project Officials must be submitted in writing from the CEO or CFO.

5.0 ATTACHMENTS/COMPLETENESS REVIEW:

In order that your application may be processed in a timely fashion, please submit your application on 8 ½ by 11 white paper with dark ink so that it may be copied for others. It is understood that some items may not conform to this request such as large maps and photographs. Please feel free to include these items.

Confirm in the blocks [] below that each item listed is attached.

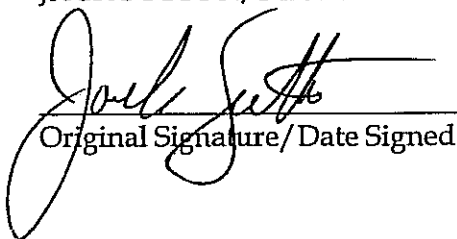
- ☒ A certified copy of the authorization by the governing body of the applicant authorizing a designated official to sign and submit this application and execute contracts. This individual should sign under 6.0, Applicant Certification, below.
- ☒ A certification signed by the applicant's chief financial officer stating all local share funds required for the project will be available on or before the dates listed in the Project Schedule section.
- ☒ A formal detailed estimate of the project's costs provided by an architect, landscape architect, or other professional. For land acquisition, an appraisal by a State-certified general real estate appraiser, as defined under ORC 4763 for the type of land being appraised will need to be submitted to the NRAC prior to closing.
- ☐ A cooperation agreement (if the project involves more than one entity) which identifies the fiscal and administrative responsibilities of each participant.
- ☒ Resolution of Support (Please refer to section 164.23(B)(1) of the Ohio Revised Code for guidance.)
- ☒ Identification of any participation by state agencies that will provide to this particular project and that will provide assistance with respect to the project.
- ☒ Information concerning the coordination of the project among local political subdivisions, state agencies, federal agencies, community organizations, conservation organizations, and local business groups.
- ☒ Supporting Documentation: Materials such as additional project description, photographs, and/or other information to assist your NRAC in ranking your project. Be sure to include supplements which may be required by your *local* NRAC.
- ☒ Have you reviewed your NRAC's methodology to see that you have addressed all components?

6.0 APPLICANT CERTIFICATION:

The undersigned certifies: (1) he/she is legally authorized to request and accept financial assistance from the Ohio Public Works Commission; (2) to the best of his/her knowledge and belief, all representations that are part of this application are true and correct; (3) all official documents and commitments of the applicant that are part of this application have been duly authorized by the governing body of the applicant; and, (4) should the requested financial assistance be provided, that in the execution of this project, the applicant will comply with all assurances required by Ohio Law, including those involving Buy Ohio and prevailing wages.

Applicant certifies that the project, as defined in the application, has NOT resulted in any transfer of title or rights to land or begun any type of physical improvements prior to the execution of a Project Agreement with the Ohio Public Works Commission. Action to the contrary will result in termination of the agreement and withdrawal of Ohio Public Works Commission funding.

JACK SUTTON, Director


Original Signature/Date Signed

10/16/09

ATTACHMENT A

PROJECT EMPHASIS (Mitchell Memorial Forest Expansion - Phase 2) Eastern Tract

NOTE: IF THE PROJECT HAS MORE THAN ONE EMPHASIS, PLEASE PLACE A "1" IN THE CATEGORY THAT IS THE PRIMARY EMPHASIS, A "2" IN THE CATEGORY WITH SECONDARY EMPHASIS, AND A "3" IN THE CATEGORY WITH THIRD EMPHASIS.

OPEN SPACE

- ☐ 1. Protects habitat for rare, threatened and endangered species
- ☒ 2. Increases habitat protection
- ☐ 3. Reduces or eliminates nonnative, invasive species of plants or animals
- ☒ 4. Preserves high quality, viable habitat for plant and animal species
- ☐ 5. Restores and preserves aquatic biological communities
- ☒ 6. Preserves headwater streams
- ☐ 7. Preserves or restores flood plain and stream side forest functions
- ☐ 8. Preserves or restores water quality
- ☐ 9. Preserves or restores natural stream channels
- ☐ 10. Preserves or restores functioning flood plains
- ☐ 11. Preserves or restores wetlands
- ☐ 12. Preserves or restores stream side forests
- ☐ 13. Preserves or restores other natural features that contribute to quality of life and state's natural heritage

RIPARIAN CORRIDOR

- ☐ 14. Fee simple acquisition of lands to provide access to riparian corridors or watersheds.
- ☐ 15. Acquisition of easements for protecting and enhancing riparian corridors or watersheds
- ☐ 16. Reforestation of land
- ☐ 17. Planting vegetation for filtration
- ☐ 18. Incorporates aesthetically pleasing and ecologically informed design
- ☐ 19. Enhances educational opportunities and provides physical links to schools and after school centers
- ☐ 20. Acquisition of connecting corridors
- ☐ 21. Supports comprehensive open space planning
- ☐ 22. Provides multiple recreational, economic and aesthetic preservation benefits
- ☐ 23. Allows proper management of areas where safe hunting and trapping may take place in a manner that will preserve balanced natural ecosystems.
- ☐ 24. Enhances economic development that relies on recreational and ecotourism in areas of relatively high unemployment and lower incomes

**BOARD OF PARK COMMISSIONERS
HAMILTON COUNTY PARK DISTRICT**

July 23, 2009

RESOLUTION NO. 2853

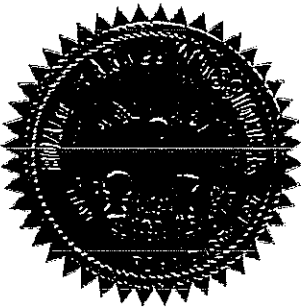
CLEAN OHIO CONSERVATION PROGRAM

WHEREAS, the Board of Park Commissioners of the Hamilton County Park District, desires financial assistance under the Clean Ohio Conservation Program Funds, administered by the Ohio Public Works Commission.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Park Commissioners of the Hamilton County Park District, as follows:

1. That the Board of Park Commissioners of the Hamilton County Park District hereby approves filing of applications for the Clean Ohio Conservation Program Funds for 2009.
2. That Jack Sutton, Director, is hereby authorized and directed to execute and file applications with the Ohio Public Works Commission, to enter into any agreements as may be appropriate and necessary for obtaining this financial assistance, and to provide all information and documentation required in said application for submission to the Ohio Public Works Commission.
3. THAT THE BOARD OF PARK COMMISSIONERS OF THE HAMILTON COUNTY PARK DISTRICT hereby does agree to obligate the funds required to satisfactorily complete the proposed projects and thus become eligible for Clean Ohio Conservation Program financial aid up to 75% of the total project costs.

**BOARD OF PARK COMMISSIONERS
HAMILTON COUNTY PARK DISTRICT**



JAMES E. BUSHMAN, President

ROBERT A. GOERING, SR., Vice President

NANCY R. HAMANT, Vice President

ATTEST:

This 23rd day of July, 2009

JACK SUTTON, Director

Land Appraisal Report

Execution Copy

Purchase Agreement – Randy Wayne 20.3069 Acres

October 14, 2009

This Purchase Agreement is between Randy Wayne and Lyndee M. Wayne whose address is 7015 Hearne Road, Cincinnati, Ohio 45248 ("SELLER") and the Board of Park Commissioners of the Hamilton County Park District with a mailing address of 10245 Winton Road, Cincinnati, Oh. 45231 or its assigns ("BUYER").

WITNESSETH:

WHEREAS, BUYER desires to acquire certain real property for expansion of the Mitchell Memorial Forest; and

WHEREAS, SELLER owns real property which is in the vicinity of said park;

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein, the parties agree as follows:

1. **CONTRACT TO PURCHASE:** For and in consideration of \$20,000, payable by BUYER to SELLER at the time of execution of this Purchase Agreement ("EARNEST MONEY"), the receipt of which is hereby acknowledged, SELLER hereby grants to BUYER the exclusive right to purchase in fee simple and BUYER agrees to purchase the real estate described below.
2. **PROPERTY DESCRIPTION:** the SELLERS real estate (as shown on Attachment 1 map in Orange) consisting of 20.3069 Acres of SELLERS 2 parcels identified in Hamilton County Auditor's Map Plat Books 570-0010-0014, 15 (Cons.).
3. **PRICE AND TERMS:** The agreed upon price for this REAL ESTATE of the sum of \$394,177.65 ("PURCHASE PRICE").
4. **EARNEST MONEY:** All of the EARNEST MONEY (\$20,000) is to be credited towards the PURCHASE PRICE unless:
 - A. If SELLER breaches this Agreement, the EARNEST MONEY will be refunded in its entirety to BUYER within seven days of written notice from BUYER.
 - B. If SELLER has marketable title to the REAL ESTATE in fee simple free and clear of all liens and encumbrances including environmental contamination as referred to in Paragraph 6 and Paragraph 10e and BUYER elects not to purchase the REAL ESTATE, the EARNEST MONEY may be retained by SELLER. The forfeiture of the EARNEST MONEY will be the only consequence placed upon BUYER if BUYER breaches this Agreement.
 - C. As a condition of this contract, the BUYER intends to submit an application for matching grant money for this purchase from the Clean Ohio Conservation Program Fund administered by the Ohio Public Works Commission (the "OPWC") in the amount of up to 75% of the purchase price. The grant submission deadline is October 16, 2009 under Round 6 funding. The BUYER anticipates receiving notice by the end of February, 2010 of the award of the funding, at which time BUYER will notify Seller in writing of the grant status. If the BUYER is granted the Round 6 funding, the earnest money amount of \$20,000.00 shall be applied to the Purchase price. If BUYER is not successful in obtaining funding through no fault of BUYER, the earnest money amount of \$20,000.00 shall be returned and said contract shall terminate with SELLER having full use of the Nordloh survey that BUYER paid for.

5. **SURVEY COSTS:** BUYER has the property surveyed by Lee Nordloh (in conjunction with Nichols Surveying) and the results of the final gross survey acreage have been used in the purchase price calculations.
6. **INSPECTIONS:** SELLER grants BUYER the right to conduct any additional standard inspections of the REAL ESTATE that may be necessary including but not limited to environmental studies and test borings, if needed, and building inspections. BUYER will exercise caution with any inspections.
7. **RESTRICTIVE COVENANT:** in the event that the BUYER is successful in their grant application, the deed from the SELLER shall contain the following additional restrictive language *"Mitchell Memorial Forest - Wayne Parcel - Buyer agrees to perpetually keep this property in greenspace for the protection of Mitchell Memorial Forest hillsides and forest areas included herein. Potential development of this property will be for providing appropriate access for outdoor recreation and will be limited to improvements that do not harm said areas and will be planned, implemented and managed following best management practices. Buyer or assigns will be permitted to perform limited streambank erosion correction and enhancement projects that do not channelize the stream corridors (best management practices would include wetland creation and enhancement, use of bioengineering techniques, small impoundments where appropriate to create additional wetland areas, planting of appropriate wetland species to increase the biodiversity, etc.). Public access into and through the site will be provided by the Buyer in a relatively narrow corridor through the property designed to connect with other properties owned or eventually controlled by Buyer. Buyer agrees that the Deed Restrictions shall be perpetual and shall not be amended, released, extinguished or otherwise modified without the prior written approval of the Director of the Ohio Public Works Commission (OPWC), at the Directors sole and absolute discretion, who shall have full enforcement authority with respect to the Deed Restrictions. If any amendment, release, extinguishment or other modification of the Deed Restrictions should occur without the prior written approval of the Director, Buyer or its successors and assigns as owner of the Land or interest therein, shall pay to the OPWC upon demand from the Director an amount equal to the greater of: (a) 200 percent (200%) of the Funds disbursed by the OPWC for the Project, together with interest occurring thereon at a rate equal to 6 percent (6%) per annum from the date of disbursement; or (b) 200 percent (200%) of the fair market value of the Project."* If the BUYER is not successful in the grant application or if it does not submit a grant application for funding consideration through the Clean Ohio Conservation Program, then no restrictive covenants will be placed upon this deed. If BUYER does not get the grant money BUYER may elect (at BUYER's sole choice) to proceed with the purchase using BUYER's funding only but if full local funding is not available, BUYER may terminate this contract and will receive the EARNEST MONEY back. If the Buyer does not finalize the purchase by the May 31, 2010 Closing date set forth in Paragraph 11 below, the Seller, at Seller's discretion, may terminate this Contract by written notice to the Buyer whereupon the Seller will return the Earnest Money to the Buyer.
8. **REALTORS FEES:** Both parties stipulate that there are no Realtor fees involved in this transaction.
9. **PERSONAL PROPERTY:** The following personal property shall be included in the sale: None
10. **SELLER'S CERTIFICATION:** SELLER certifies to BUYER that, to the best of SELLER'S knowledge:
(a) the REAL ESTATE is being sold in "as is" condition; (b) there are no pending orders or ordinances or resolutions that have been enacted or adopted authorizing work or improvements for which the REAL ESTATE may be assessed, except None, (c) the REAL ESTATE is zoned as residential; (d) no Federal, City, Township, County or State orders have been served upon the REAL ESTATE requiring work to be done or improvements to be made which have not been performed, except: the structural damage/condemnation (e) there are no underground fuel tanks or other tanks that contained or now contain any hazardous waste or other toxic substance except: None ; (f) that there is and has been no discharge or disposal by SELLER of any hazardous waste or other toxic substance (as such terms are defined by any applicable federal, state or local governmental law, rule, ordinance or regulation) on the

REAL ESTATE, or contamination of the REAL ESTATE by any such substances; that any storage or utilization of any hazardous or toxic substance is fully described in the attached Exhibit "A" hereto; and that any such storage or utilization is, and has been at all times, in full compliance with all applicable federal, state or local laws, rules, ordinances and regulations.

11. CONVEYANCE AND CLOSING: If the OPWC Round 6 is granted, the closing will be held on May 31, 2010 or on such earlier date as the parties may agree. BUYER is exempt from paying transfer taxes. SELLER shall be responsible for deed preparation. SELLER shall convey marketable title to the REAL ESTATE by Fee Simple General Warranty Deed, free, clear and unencumbered as of the closing, except restrictions and easements of record which do not adversely affect the REAL ESTATE, except None, and except the following assessments (certified or otherwise): None. BUYER shall have the right to cancel this Agreement in the event that any encumbrances or liens or other significant concerns are found upon the title that cannot be resolved in an expeditious manner by SELLER, and SELLER shall immediately return the EARNEST MONEY to BUYER.
12. OCCUPANCY: Occupancy will be at the closing with any materials left on-site as of the date of closing forfeited.
13. SOLE CONTRACT: The parties agree that this Agreement constitutes their entire agreement and that no oral or implied agreement exists. Any amendments to this Agreement shall be made in writing, signed by all parties and copies shall be attached to all copies of the original Agreement. This Agreement shall be binding upon the parties, their heirs, administrators, executors, successors and assigns.
14. PROPERTY TAXES: Property Taxes will be prorated to the day of the closing.
15. EXPIRATION AND APPROVAL: This Agreement is null and void if not signed by the BUYER and SELLER in writing on or before 5:00 o'clock (P.M.) CINCINNATI TIME, by October 14, 2009. The SELLER has read, fully understands and approves the foregoing offer and acknowledges receipt of a signed copy.
16. ACTION BY SELLER: The undersigned SELLER has read and fully understands the foregoing Agreement and accepts said offer on this 14th day of October, 2009, and agrees to convey the REAL ESTATE to BUYER according to the above terms and conditions:

SELLER:


Randy Wayne


Lyndee M. Wayne

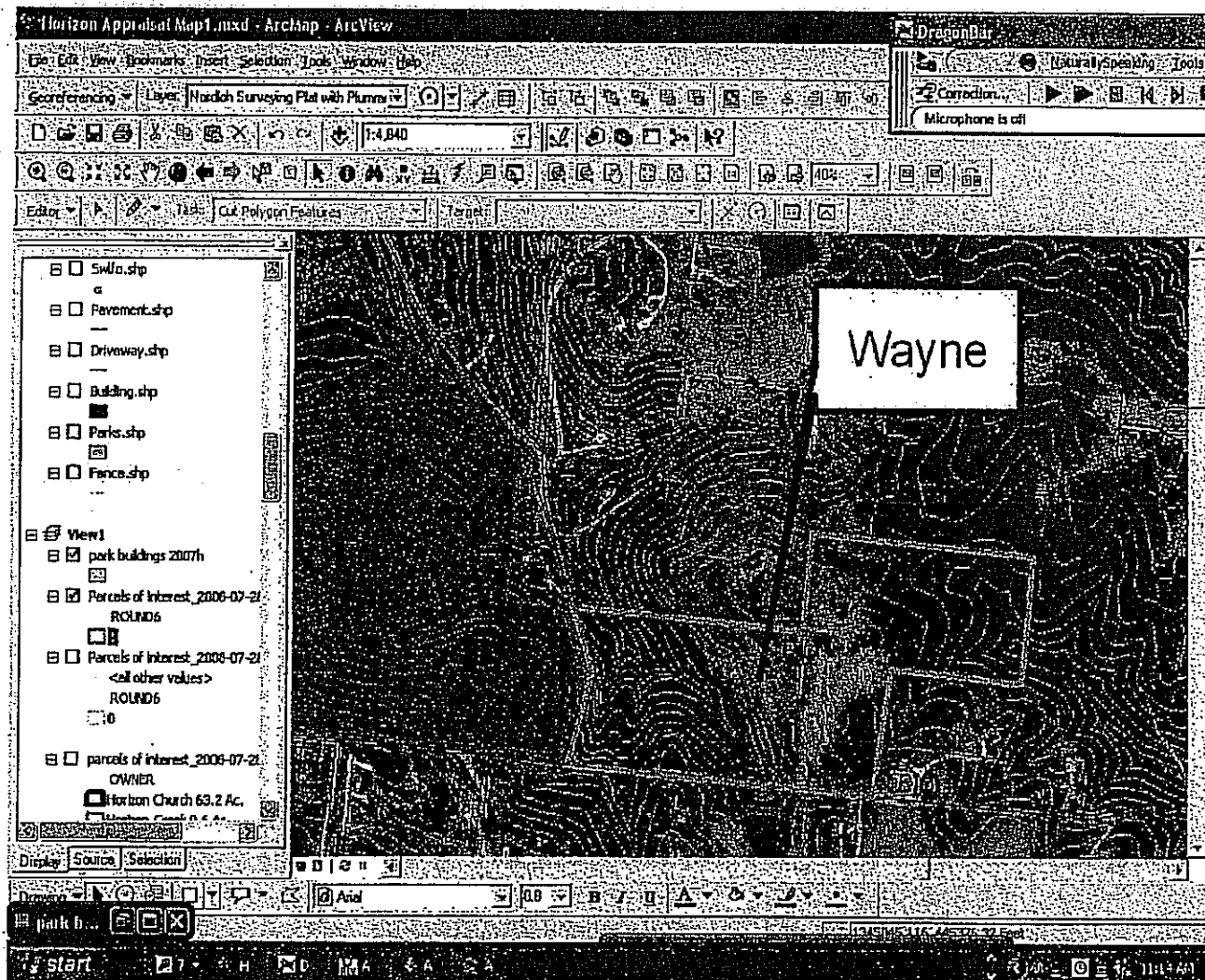
ACCEPTANCE by the BUYER: The Board of Park Commissioners of the Hamilton County Park District hereby accepts the above Agreement on this 14 day of October 2009 year 1:55 time.

BUYER: 

Jack Sutton, Director

ADDRESS OF BUYER: **Hamilton County Park District**
10245 Winton Road
Cincinnati, Ohio 45231 (513) 521-PARK

(This is a legally binding contract. If not understood, seek legal advice.)



\\HCPD-Planning\planning\Property\Land Acquisition\Mitchell Memorial Forest\Wayne (MMF118)\Purchase Contract-Draft 1 MMF-Wayne.DOC



Wayne appraisal (subset)

The Appraisal Company of America

September 8, 2009

Mr. Rick Johnson
Hamilton County Park District
10245 Winton Road
Cincinnati, Ohio 45231

RE: 7698 Buffalo Ridge Road
Miami Township
Hamilton County, OH 45002
Owner: Randy M. & Lyndee M. Wayne


Dear Mr. Johnson:

As you requested, we have conducted the property inspection, as well as the market investigation and analysis necessary to form an opinion of the current market value of the fee simple interest in the real estate only of the above referenced property. This opinion of value does not include any personal property, furniture, fixtures or equipment.

As a result of the investigation and analysis, it is the opinion of The Appraisal Company of America that the pertinent values associated with this project, as of the effective date, September 1, 2009, can be stated as follows:

MARKET VALUES:	Land Only	...	<u>\$375,000.00</u>
	With Improvements	...	<u>\$390,000.00</u>

Respectfully submitted,



Michael J. Schiller
Appraiser

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

PROJECT: Hamilton County Park District
Randy Wayne Acquisition (20.170± acres)

IDENTIFICATION OF PROPERTY: 76958 Buffalo Ridge Road
Miami Township
Hamilton County, OH 45002

AUDITOR'S REFERENCE #: Hamilton County Auditor's Parcel: 570-0010-0014-00

OBJECTIVE OF APPRAISAL: Estimate the market value of the fee simple interest of the subject property, as of the effective date of September 1, 2009.

REPORT DATE: September 8, 2009

EFFECTIVE DATE: September 1, 2009

ZONING: The subject is zoned "AA" – Single-Family Residence" according to the Hamilton County Regional Planning & Rural Zoning Commission.

FLOOD PLAIN: The subject is located in a Zone X, an area determined to be outside the 100 and 500-year flood plains.

INTENDED USE OF REPORT: The intended use of this appraisal is to assist the Hamilton County Park District in the determination of the market value for the anticipated acquisition of the necessary property rights of the subject property.

HIGHEST & BEST USE: Single Family Residential

COMPETITIVE INFLUENCES: The subject's topography ranges from fairly steep to rolling to many fairly level portions. The overall area is sparsely populated single-family residential. The residences are typically situated on large tracts of land.

MARKET VALUES:

Sales Comparison Approach			
Land Only	...		<u>\$375,000.00</u>
With Improvements	...		<u>\$390,000.00</u>

CERTIFICATION

Michael J. Schiller certifies that he was engaged by Mr. Rick Johnson, Hamilton County Park District, 10245 Winton Road, Cincinnati, Ohio 45231, to appraise the property located at **7698 Buffalo Ridge Road, Miami Township, Hamilton County, Ohio 45002**, and to establish the market value of the subject property. The effective date of this estimate is September 1, 2009.

I certify that, to the best of my knowledge and belief:


- The statements of fact contained in this report are true and correct.
- The report analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions and conclusions.
- I have no present or prospective interest in the property that is subject of this report, and I have no personal interest or bias with respect to the parties involved.
- My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
- This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
- My analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
- Michael J. Schiller has made a personal inspection of the property that is the subject of this report.
- No one has provided significant professional assistance to the person(s) signing this report.

Except as hereinafter provided, the party for whom this appraisal report was prepared may distribute copies of this appraisal report, in its entirety, to such third parties as may be selected by the party for whom this appraisal report was prepared; however, selected portions of this appraisal report shall not be given to third parties without the prior written consent of the signatories of this report. Further, neither all nor any part of this appraisal report shall be disseminated to the general public by the use of advertising media, public relations media, news media, sales media, or other media for public communication without the prior written consent of the signatories of this appraisal report.

Michael J. Schiller is certified as a General Real Estate Appraiser by the State of Ohio (Certificate No. ACG.2005002830) and the State of Kentucky (License No. 003816).

That by reason of my investigation and by virtue of my experience as an appraiser, I have formed the opinion that the pertinent values associated with this project can be stated as follows:

MARKET VALUES:	Land Only	...	<u>\$375,000.00</u>
	With Improvements	...	<u>\$390,000.00</u>


Michael J. Schiller
Appraiser

Scope of the Appraisal

The collection of market data used in the analyses of the various approaches to value of the subject property has been accomplished by researching various data services. These sources include public records of the appropriate counties in the subject market area, interviewing various real estate professionals, researching our firm's data banks, area data services, such as the CoStar system, as well as the appropriate planning and zoning authorities and demographic sources.

The subject's primary data was gathered by a personal inspection of the property by Michael J. Schiller. The property to be appraised consists of a 20.170-acre, mostly rectangular site that is situated on the north side of Buffalo Ridge Road. The tract has 1,100± lf of frontage along the north side of Buffalo Ridge Road, and reaches approximately 840± lf of depth along its west lot line. The topography of the site varies from steep to fairly level.

The property is improved with one (1) single-family residence situated in the center of the lot. It is a small (804 sf) frame house originally built in 1885; it is occupied, and according to the owner, is in average condition. The appraiser was unable to gain access to this structure. The structure contains three rooms, including one bedroom and one bathroom.

This structure is considered to contribute minor value to the subject property. A value for this structure is derived later in this report.

The Sale Comparison Approach is employed to derive a per acre land value for the subject tract of 20.170 acres. Sales of similar, low-density residential land are employed in the Sales Comparison Approach to arrive at a market value.

PROPERTY DATA**Identification**

The subject property consists of one (1) parcel, which is identified in the Hamilton County, Ohio Auditor's Office as Parcel Number 570-0010-0014-00. This tract is located on located on the northeast corner of Buffalo Ridge Road and Gum Run Road, approximately 1.5 miles south of the I-74/I-275. Total gross land area contains 20.170± acres.

History

The parcel is recorded in the name of **Randy M. & Lyndee M. Wayne**. The property was transferred to the current owner from Jeffrey L. Reid TR on August 12, 2003, for \$360,000.

Assessed Valuation

The subject property has been assessed (100% Value) by the Hamilton County Auditor's Office as denoted in the following table. Real estate taxes on residential properties in this area of Hamilton County are \$50.481896 per \$1,000 of assessed value. This assessed value, which is 35% of the true market value, is then applied against the effective tax rate for the tax district the properties lie within to determine the amount of taxes due an individual parcel.

Parcel #	Area (Acres)	Land	Improvs	Total	Annual Taxes
570-0010-0014-00	20.170	\$325,200	\$34,800	\$360,000	\$5,724.64

Hazardous Materials

The appraiser is not trained to detect toxic substances and assumes no liability for hidden conditions within the soil or building materials that may contain hazardous materials or substances. At the time of the on-site inspection, no items were observed that could pose an environmental problem.

Easements

The appraiser is aware of no adverse easements or deed restrictions on the subject property. Others, such as utility and right-of-way easements are beneficial to the development of the site.

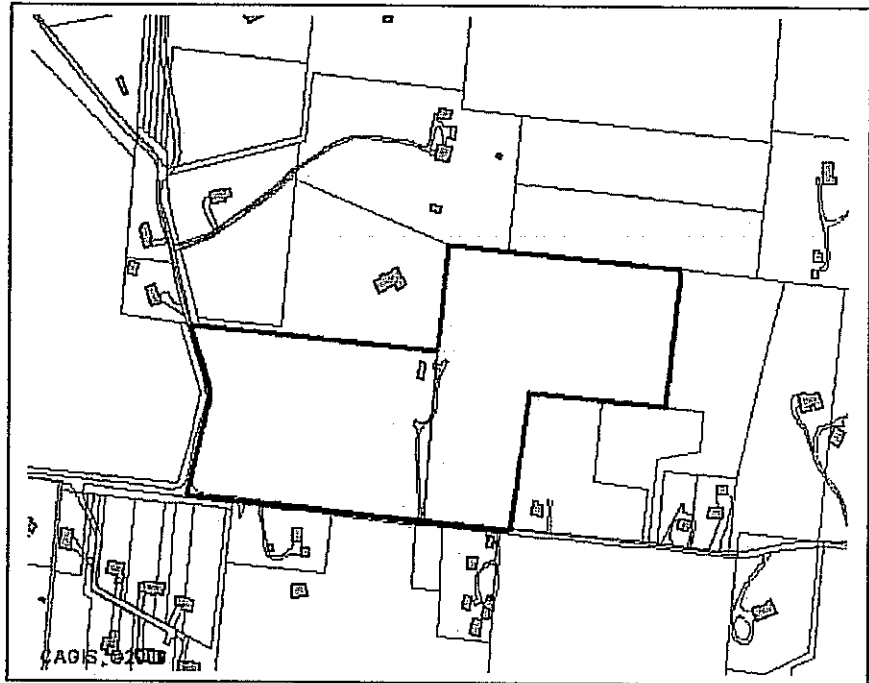
Zoning

The real estate being appraised is located within the jurisdiction of the Hamilton County Regional Planning and Rural Zoning Commission. The site is zoned "A-A – Single Family Residence". The purpose of the "A-A" District is to protect and support the development of single-family housing in conjunction with appropriate accessory uses, and public and institutional uses.

SITE ANALYSIS

Size and Shape

The subject property consists of one (1) parcel that contains 20.170± acres. The tract has 1,100± lf of frontage along the north side of Buffalo Ridge Road, and approximately 525 lf of frontage along the east side of Gum Run Road, and reaches approximately 840± lf of depth along the center of the tract. The topography of the site varies from steep to fairly level. A copy of the Plat Map follows immediately.



Access & Visibility

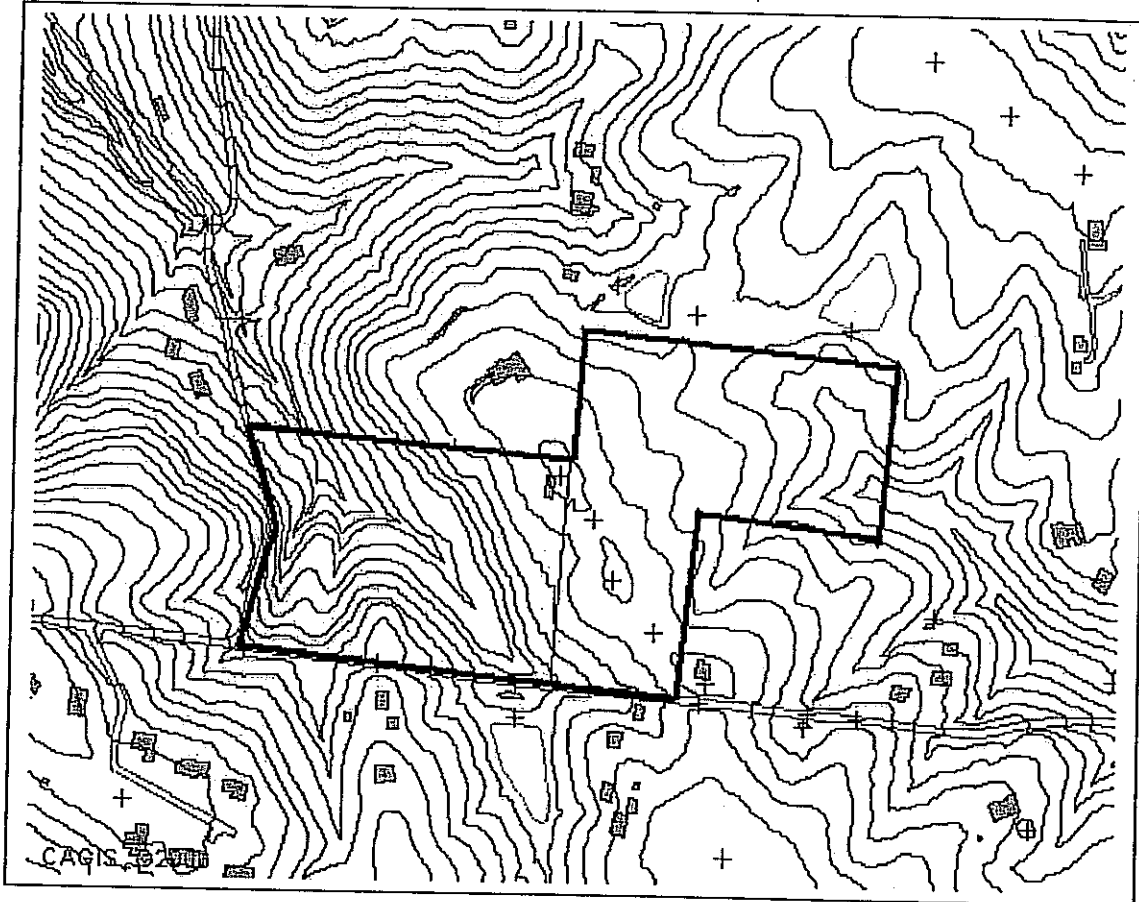
The subject is located in a sparsely populated residential area of Miami Township, approximately 2.5 miles north of the Village of Cleves; homes in the area are developed on large tracts. The tract has one (1) gravel driveway entrance off of the north side of Buffalo Ridge Road that runs north to the single-family residence.

Utilities

The site has electric.

Topography

The site is both densely populated with trees and vegetation. The topography of the site varies from steep to fairly level. The topography provides for adequate drainage of the ground water. No soil report has been provided the appraiser, and consequently, the soil conditions are unknown. Sub-soil support characteristics are assumed to be adequate as evidenced by the existing improvements on the subject site.

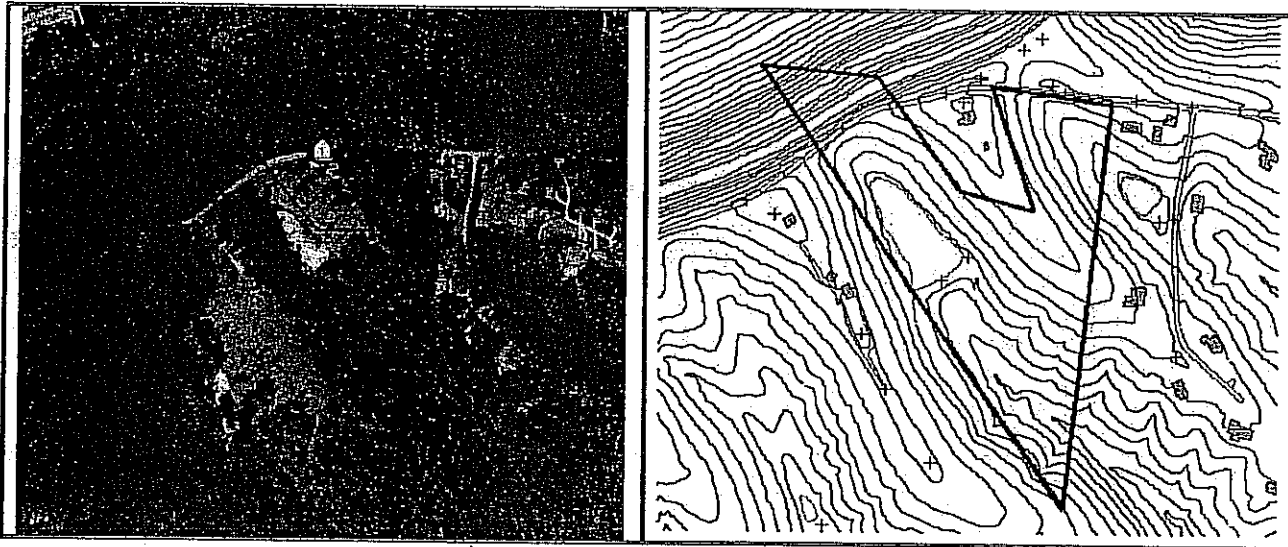


DESCRIPTION OF IMPROVEMENTS

The subject property contains one (1) single-family residence that is in the center of the tract, with driveway access from the north side of Buffalo Ridge Road. The single-family residence is in average condition and is considered to contribute minimal value to the overall value of the subject property. A value for this structure is derived later in this report. As such, any further detailed description of these improvements is not included. Immediately below is an aerial view of the entire tract.



COMPARABLE LAND SALE NO. 1

Hamilton County Parcel# 570-0120-0028-00

LOCATION: S/S Buffalo Ridge Road
Miami Township
Hamilton County, OH 45002

GRANTOR: James L. & Victoria Stewart

GRANTEE: Hamilton County Park District

DATE OF SALE: October 16, 2006 **SITE SIZE:** 19.052± acres

SALE PRICE: \$352,475 **SITE SHAPE:** Irregular

UTILITIES: Electric at road **TOPOGRAPHY:** Level to steep

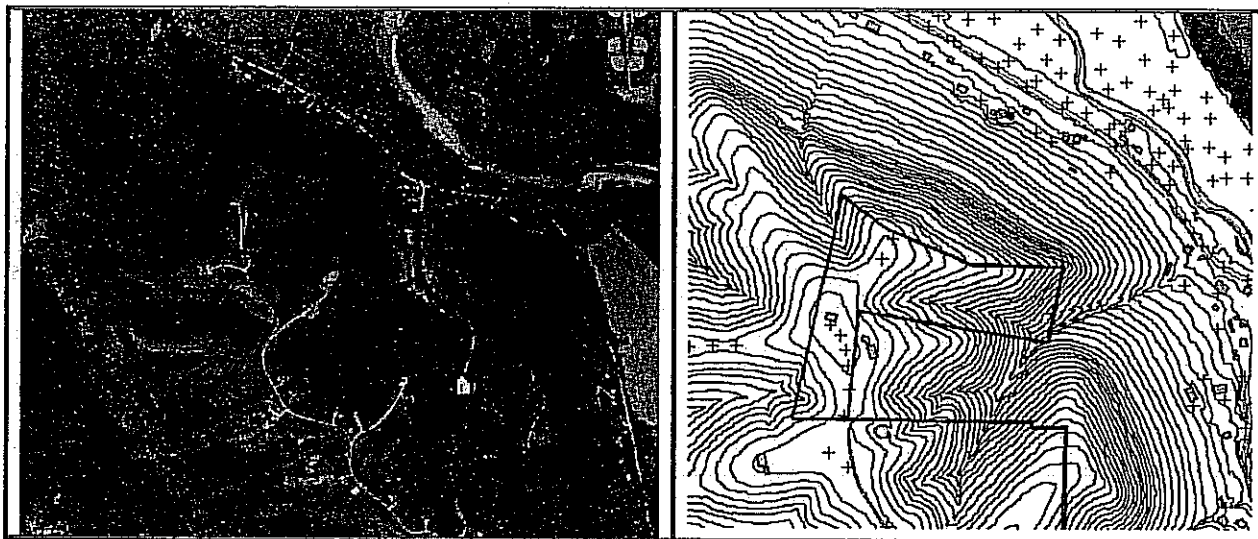
FINANCING: Cash to Seller **ZONING:** Hamilton County, AA

VERIFICATION: Hamilton County Park Rep: R. Johnson

PERTINENT DATA: This is the sale of one of two parcels that resulted from the reconfiguration of two parcels that supported a single-family residence on a large tract of land. This parcel is a wooded tract with rolling to a steep topography. It is situated on the edge of a ridge that overlooks the Great Miami River valley, and is less than ¼ mile from I-74/275, but over 3 miles from the nearest interchange. The property lies within the Three Rivers School District.

UNIT PRICE: \$18,500 per acre

COMPARABLE LAND SALE NO. 2

Hamilton County Parcels: 560-0170-0109-00

LOCATION: 7695 Brooks Road
Harrison Township
Harrison, OH 45030

GRANTOR: Timothy P. Wikette

GRANTEE: John E. Rewwer

DATE OF SALE: July 14, 2008

SITE SIZE: 15.012 acres

SALE PRICE: \$200,000.00

SITE SHAPE: Irregular

VERIFICATION: Broker: R. McRoberts

EXPOSURE TIME: 45 days

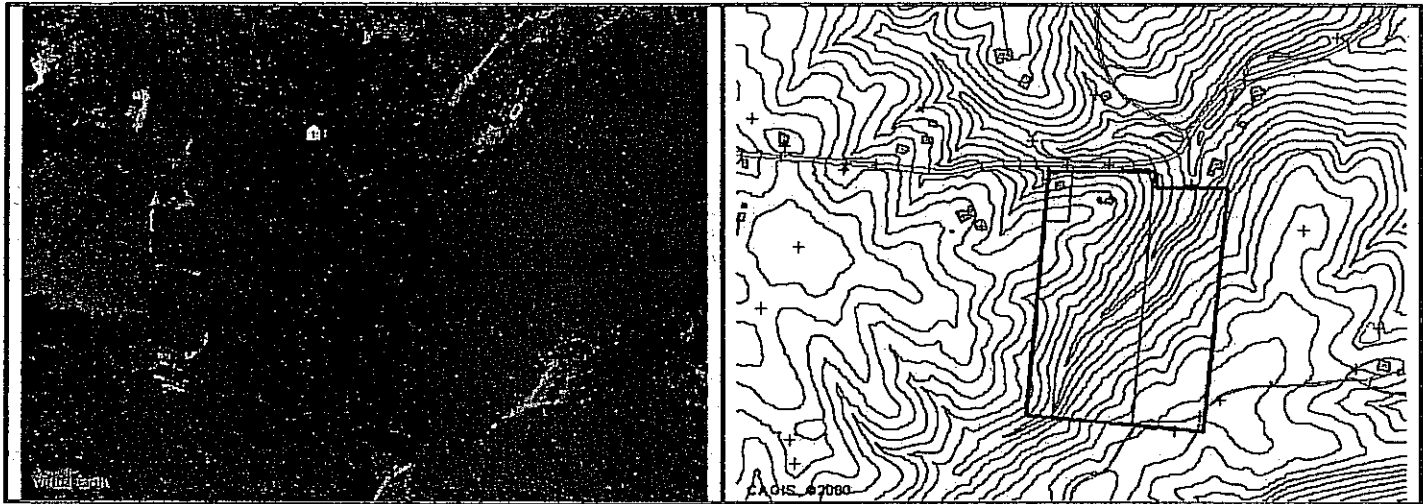
FINANCING: Cash to Seller

ZONING: Harrison, A

PERTINENT DATA: This property is situated near the Ohio/Indiana State Line on the west side of Brooks Road and south of Lawrenceburg Road. The site is a flag lot with only driveway frontage and is a residential/agricultural application.

UNIT PRICE: \$13,323 per acre

COMPARABLE LAND SALE NO. 3

**Hamilton County Parcels# 570-0020-0016, 0061, & 0036**

LOCATION: 7543 Buffalo Ridge Road
Miami Township
Hamilton, County, OH 45002

GRANTOR: Teresa Roth

GRANTEE: Robert W. & Candie Kay Mills

DATE OF SALE: September 22, 2006

SITE SIZE: 15.92± acres

SALE PRICE: \$200,000

SITE SHAPE: Mostly Rectangular

UTILITIES: Water, no gas or sewer

TOPOGRAPHY Rolling

FINANCING: Cash to Seller

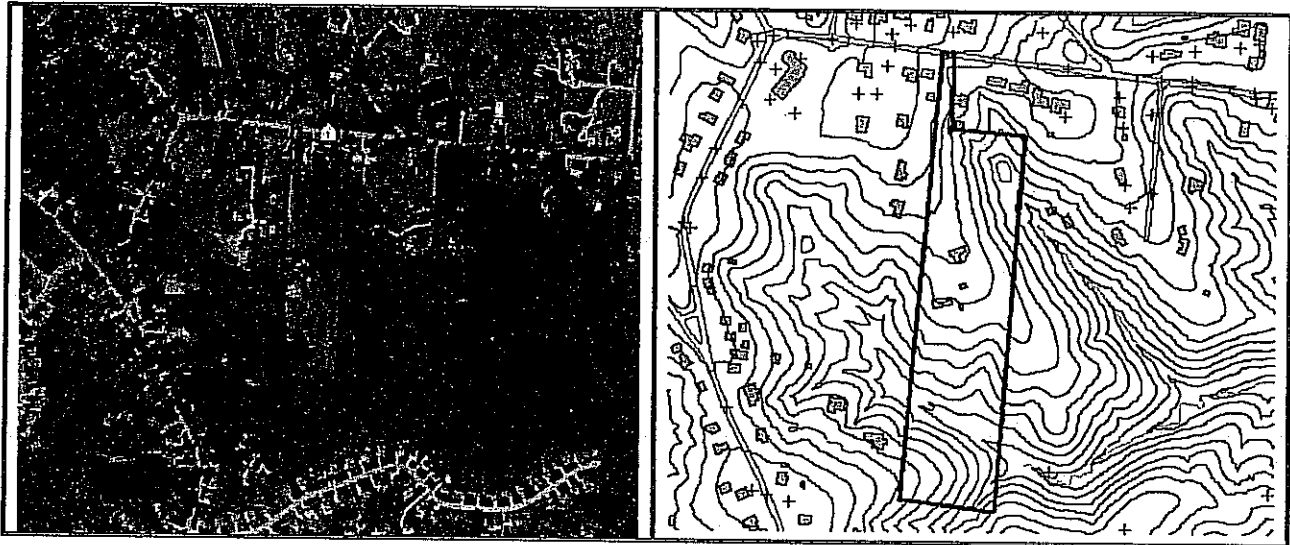
ZONING: Miami Township, R-1A

VERIFICATION: Broker: F. Clark

PERTINENT DATA: This is the sale of a tract of rolling, wooded land that is situated on the south side of Buffalo Ridge Road, just 1 mile south of the intersection of I-74 & I-275, in Miami Township. The property has substantial frontage along the south side of Buffalo Ridge Road. The property lies within the Three Rivers School District.

UNIT PRICE: \$12,563 per acre

COMPARABLE LAND SALE NO. 4

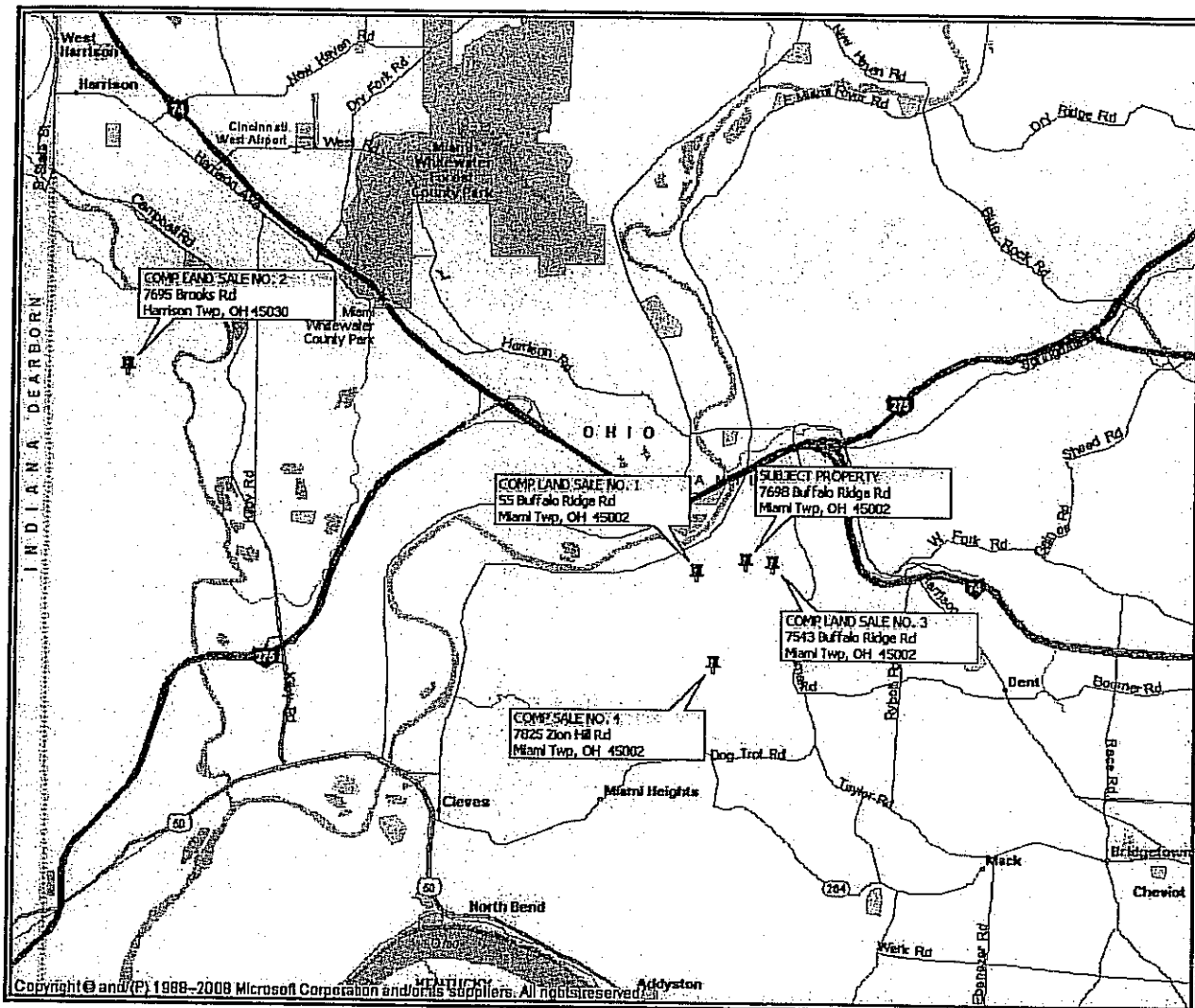
Hamilton County Parcels # 570-0030-0059-00

<u>LOCATION:</u>	7825 Zion Hill Road Miami Township Hamilton County, OH 45002		
<u>GRANTOR:</u>	Richard Enyon		
<u>GRANTEE:</u>	Hamilton County Park District		
<u>DATE OF SALE:</u>	May 17, 2007	<u>SITE SIZE:</u>	12.532± acres
<u>SALE PRICE:</u>	\$336,000	<u>SITE SHAPE:</u>	Mostly Rectangular
<u>UTILITIES:</u>	Electric & water	<u>TOPOGRAPHY:</u>	Sloped
<u>FINANCING:</u>	Cash to Seller	<u>ZONING:</u>	Hamilton County, AA
<u>VERIFICATION:</u>	Broker: R. Baltes		

PERTINENT DATA: This is the sale of a single parcel totaling 12.532 acres, situated between Wesselman and Zion on Zion Hill. This seller planned as a 5-lot private drive subdivision that was partially completed. The street was graded and some trees were cleared at the time of sale. The property is sloped, partially wooded and with minimal frontage on Zion Hill and lies within the Three Rivers School District.

UNIT PRICE: \$28,811 per acre

COMPARABLE LAND SALES LOCATION MAP



Analysis and Correlation

Sales Comparable #	#1	#2	#3	#4	Subject
	S/S Buffalo Ridge	7695 Brooks Rd	7543 Buffalo Ridge	7825 Zion Hill	7658 Buffalo Ridge
Attributes					
Rights Conveyed	Fee Simple	Fee Simple	Fee Simple	Fee Simple	N/A
Financing Terms	Cash to Seller	Cash to Seller	Cash to Seller	Cash to Seller	N/A
Motivation of Buyers	Arm's Length	Arm's Length	Arm's Length	Arm's Length	N/A
Market Conditions	Stable	Stable	Stable	Stable	N/A
Location	Similar	Inferior	Similar	Similar	N/A
Access	Similar	Inferior	Similar	Similar	N/A
Date of Sale	10-16-2006	07-14-2008	09-22-2006	05-17-2007	N/A
Use	Large SFR	Large SFR	Large SFR	Large SFR	Large SFR
Physical Features					
Physical Specifications	Inferior	Inferior	Inferior	Superior	N/A
Topography	Level-Steep	Sloped	Steep	Steep	Level-Steep
Zoning	Residential	Agricultural	Residential	Residential	Residential
Utilities	At road	Some	At road	At road	Electric
Site Size (Acres)	19.052	15.012	15.92	12.532	20.17
Economic Characteristics					
Sale Price	\$352,475	\$200,000	\$200,000	\$336,000	N/A
Unadjusted Price/acre	\$18,500	\$13,323	\$12,563	\$28,811	N/A
Adjusted Price/acre	\$18,500	\$17,986	\$17,588	\$18,727	N/A
Conclusion	Similar	Inferior	Inferior	Superior	N/A

The foregoing four (4) comparable sales of vacant residential land are considered to have generally similar utility as the subject and are from a similar market area. They set forth an unadjusted range in value for the subject property from \$12,563 to \$28,811 per acre of gross land area for commercial property.

These comparable sales were evaluated and compared to the subject based on the following factors: real property rights conveyed, financing terms, condition of sale, date of sale (market conditions), location, physical characteristics, access/exposure, and use. The fee simple title to each was transferred, financing of each was cash to seller basis. No other unusual conditions or motivations were reported or learned. All utilities and zoning were considered similar. Therefore, no adjustments for these factors are considered necessary.

Comparing these sales to the subject:**Sale No. 1**

This sale took place in October 2006, approximately 2 years, 10 months ago, and warrants a downward adjustment for market conditions. It is located approximately ½ mile west of the subject in Miami Township in Hamilton County, in the Three Rivers School District. This property is similar in size and utility availability is similar. Location and access are considered similar. The topography is similar; the property has useable frontage, but the overall configuration is inferior. Overall, taking a downward adjustment for market conditions, and an upward adjustment for physical specifications, it is the opinion of the appraiser that a typical buyer would pay a similar amount for the subject as the \$18,500 per acre indicated by this sale.

Sale No. 2

Took place approximately 13 months ago. The lot is somewhat smaller in size and is situated approximately 6 miles west of the subject on the western edge of the State of Ohio, north of the City of Harrison. The location is considered inferior, and the access and visibility are inferior. The topography of the site is similar, and the overall physical specifications are inferior and utility availability is similar. The size of this tract is smaller than the subject. Overall, taking upward adjustments for location, access and visibility, and physical specifications, and a downward adjustment for size, it is our opinion that a typical buyer would pay more for the subject than the \$13,323 per acre indicated by this sale.

Sale No. 3

This sale took place approximately 3 years ago and warrants a downward adjustment for market conditions. It is located 1/3 mile east of the subject on the south side of Buffalo Ridge Road. This is the sale of three (3) parcels in the Three Rivers School District. The location is considered similar as are the access and visibility. The tract is slightly smaller than the subject and utility availability is similar. The physical specifications and topography are inferior. The size of this tract is smaller than the subject. Overall, taking upward adjustments for topography and physical specifications, and a downward adjustment for size, it is the opinion of the appraiser that a typical buyer would pay more for the subject than the \$12,563 per acre indicated by this sale.

Sale No. 4

This sale took place approximately 2 years, 3 months ago, and warrants a downward adjustment for market conditions. It is located approximately 1 mile south of the subject on the south side of Zion hill Road. This is the sale of a single parcel in the Three Rivers School District. The location is considered similar, as is the exposure. The size is considerably smaller than the subject and utility availability is similar. The property has minimal frontage. The physical specifications are superior, as is the topography. Overall, taking downward adjustments for market conditions, size, and physical specifications, it is our opinion that a typical buyer would pay much less for the subject than the \$28,811 per acre indicated by this sale.

Land Value Estimate:

Based upon the above analysis, it is my opinion that an adjusted price range price from \$17,588 per acre to \$18,727 per acre is appropriate, and a value estimate of \$18,500 per acre most closely represents the value of the subject site.

Therefore, based upon the preceding acreage breakdown of the subject, the value estimate for the residential subject land, as if vacant, is calculated as follows:

20.17 acres	@	\$18,500/acre	=	\$373,145.00
				Rounded to:

RESIDENTIAL VALUE ESTIMATE VIA		
THE SALES COMPARISON APPROACH	...	<u>\$375,000.00</u>

**Single-Family Residence @
7698 Buffalo Ridge Value:**

The single-family residence at 7698 Buffalo Road is a small (804 sf), frame house originally built in 1885; it is occupied, and in average condition. The appraiser was unable to gain access to this structure. The structure contains three rooms, including one bedroom and one bathroom. Utilities include electric and telephone. The water is cistern and the sewer is private.

Listed below are similar property sales in the subject's market area since June 2007:

Address	Date of Sale	Sale Amt	SF	Const Type	Condition	# Rms /BR's	Age	Acres
Subject	N/A	N/A	888	Frame	Poor	3/1	80	N/A
4975 E Miami River	2-Jun-08	\$15,000	360	Frame	Fair	3/1	80	0.53
5454 Wing Ave	22-Jun-07	\$22,000	660	Frame	Avg	3/1	65	0.24
4997 E Miami River	11-Apr-08	\$22,000	780	Frame	Avg	4/2	80	0.49
4908 E Miami River	13-Feb-09	\$18,500	1,020	Frame	Avg	5/3	80	0.48
9649 Miami View Rd	6-Sep-07	\$15,000	784	Frame	Avg	4/2	70	0.30
9990 Miami View Rd	2-Jan-09	\$18,500	952	Frame	Avg	5/3	80	0.69
3757 Mack	20-Jul-09	\$18,000	720	Frame	Fair	4/2	70	0.35

Access to the interiors of the subject or any of the sales above was not available to the appraiser. However, as can be seen in the preceding table, similar properties are selling in the \$15,000 to \$22,000 price range in the subject's area. The condition of the properties are, as recorded by the Auditor, and all comparables are in superior condition to the subject.

It is the appraiser's opinion that the value of the subject would be in the middle of the range and a value for the subject of \$18,500 is considered appropriate. Each of the comparable sales includes a small lot; therefore, the single-family residence value of \$18,500 includes a small lot. As such, the appraiser will assign the odd acreage amount of 0.17-acre to the improvements and calculate the market value with improvements as follows:

20.0 acres	@	\$18,500/acre	=	\$370,000.00
SFR Value	@	\$18,500	=	\$ 18,500.00
Total				\$388,500.00
				Rounded:
Market Value with Improvements			...	<u>\$390,000.00</u>

RECONCILIATION AND CORRELATION

The approaches to value have been pursued in great detail in the previous sections of this report. The detailed analysis of all the pertinent facts and data were considered to influence the value of the subject property and have led to the following value estimate.

COST APPROACH	...	NOT APPLICABLE
SALES COMPARISON APPROACH	...	\$375,000.00
INCOME CAPITALIZATION APPROACH	...	NOT APPLICABLE

It is appropriate to first recapitulate the procedures and conclusions of each of the approaches and then reconcile them into a final estimate of market value for the subject property. All three of the traditional approaches were considered in this appraisal, however, only the Sales Comparison Approach was employed.

The Cost Approach, which is most often used for special purpose and newly constructed properties, was not developed for this application, since the property is vacant and unimproved.

The Sales Comparison Approach was developed. Sales of competing properties were researched and analyzed. The various market forces were considered and their effect on market value analyzed. The result is an estimate of value by the Sales Comparison Approach. This approach was given the entire weight in determining a final estimate of market value.

The Income Capitalization Approach is typically considered the most appropriate indicator of value for income-producing properties since they are purchased for their income producing nature. The vacant land is not considered an income producing property; therefore, this approach was not applicable.

The intended use of this appraisal is to assist the Hamilton County Park District in the determination of the market value for the anticipated acquisition of the necessary property rights of the subject property.

To that end, it is our opinion that the current Market Values of the fee simple interest in the subject real estate, as of market conditions on September 1, 2009, is:

Land Only Value	...	<u>\$375,000.00</u>
With Improvements	...	<u>\$390,000.00</u>

Consultation with Legislative Authorities
Per PRC 164.23



HAMILTON COUNTY PARK DISTRICT
10245 Winton Road, Cincinnati, Ohio 45231

FACSIMILE COVER SHEET
TEL NO. (513) 728-3551 Ext.217
FAX NO. (513) 521-2896

DATE:	September 17, 2009	FAX NO.	(513) 946-4330
TO:	Hamilton County Commissioners	PAGES:	
ATTN:	Jeff Aluotto		(including this cover sheet)
FROM:	Sally Bauer, Park Planner	PHONE	

**IF YOU HAVE ANY PROBLEM WITH THE RECEPTION OF THESE PAGES, PLEASE
CONTACT US AT (513) 728-3551, EXT 264**

As required by the Clean Ohio Conservation Program Grant Application, Ohio Revised Code Sec. 164.23, the Hamilton County Park District is consulting with Miami Township regarding the following project:

- Turpin Farm Acquisition – 125 acres
- Avoca Expansion acquisition – 77 acres
- Woodland Mound Expansion acquisition – 2.7 acres
- Mitchell Memorial Forest Expansion – 47 acres
- Dry Fork Creek Restoration in Miami Whitewater forest – this is not an acquisition project.

(See attached project information describing the above project)
No Funds from Hamilton County are involved in this project.

**Please respond to this fax indicating you have received this information and
acknowledge these applications.**

Should you have any questions, please contact Sally Bauer, Park Planner at 728-3551
extension 264.



Hamilton County

County Administrator

BOARD OF COMMISSIONERS

David Pepper
President

Todd Portune
Vice President

Greg Hartmann

County Administration Building
138 East Court Street
Cincinnati, Ohio 45202

Phone (513) 946-4400
Fax (513) 946-4444
TDD/TTY (513) 946-4719
www.hamiltoncountyoohio.gov

ADMINISTRATOR
Patrick Thompson
Phone (513) 946-4420

October 12, 2009

Jack Sutton, Park Director
Hamilton County Park District
10245 Winton Road
Cincinnati, OH 45231

Dear Mr. Sutton:

Please accept this correspondence in support of the Park District's Clean Ohio Application focusing on the acquisition of properties for greenspace preservation and streambank stabilization.

The benefits associated with the Park District's application, in terms of streambank stabilization, invasive species removal, and preservation of greenspace fits very well with other strategic environmental initiatives being undertaken by Hamilton County. Specifically, the streambank stabilization projects will assist with the goals of the County's Phase II Stormwater program by helping to reduce sediment loads into local waterways. It is clear that your proposal will greatly assist in improving the environmental quality of our County and thus the quality of life of our residents.

If there is anything additional that I can do to assist with your application, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Patrick J. Thompson".

Patrick J. Thompson

Cc: David Pepper, County Commissioner
Todd Portune, County Commissioner
Greg Hartmann, County Commissioner
Jeff Aluotto, Assistant County Administrator



HAMILTON COUNTY PARK DISTRICT
10245 Winton Road, Cincinnati, Ohio 45231

FACSIMILE COVER SHEET
TEL NO. (513) 728-3551 Ext.217
FAX NO. (513) 521-2896

DATE:	September 17, 2009	FAX NO.	941-9307
TO:	Miami Township	PAGES:	5
ATTN:	Joe Sykes		(including this cover sheet)
FROM:	Sally Bauer, Park Planner	PHONE	941-2466 or 941-3393

**IF YOU HAVE ANY PROBLEM WITH THE RECEPTION OF THESE PAGES, PLEASE
CONTACT US AT (513) 728-3551, EXT 264**

As required by the Clean Ohio Conservation Program Grant Application, Ohio Revised Code Sec. 164.23, the Hamilton County Park District is consulting with Miami Township regarding the following project:

- Mitchell Memorial Forest Expansion sites – 47 acres total Peace tract – 26 acres and Wayne tract 21 acres

(See attached project information describing the above project)
No Funds from Miami Township are involved in this project.

**Please respond to this fax indicating you have received this information and
acknowledge these applications.**

Should you have any questions, please contact Sally Bauer, Park Planner at 245-7459.

BOARD OF TRUSTEES

MIAMI TOWNSHIP HAMILTON COUNTY, OHIO

CINDY OSER, CLERK

P.O. BOX 98



Cleves, Ohio 45002

TRUSTEES

JOSEPH I. SYKES, JR.
JACK E. RININGER
PAUL E. BECK

PHONE: (513) 941-2466

FAX: (513) 941-9307

October 6, 2009

Hamilton County Park District
Attn: Jack Sutton, Park Director

Dear Mr. Sutton:

Miami Township Board of Trustees supports the purchase of green space in Mitchell Memorial Forest by the Hamilton County Park District. The park district does an outstanding job on maintaining their parks and green space. This purchase will help preserve and restore this beautiful piece of land.

If you need further information please do not hesitate to call us at 941-2466.

Sincerely,

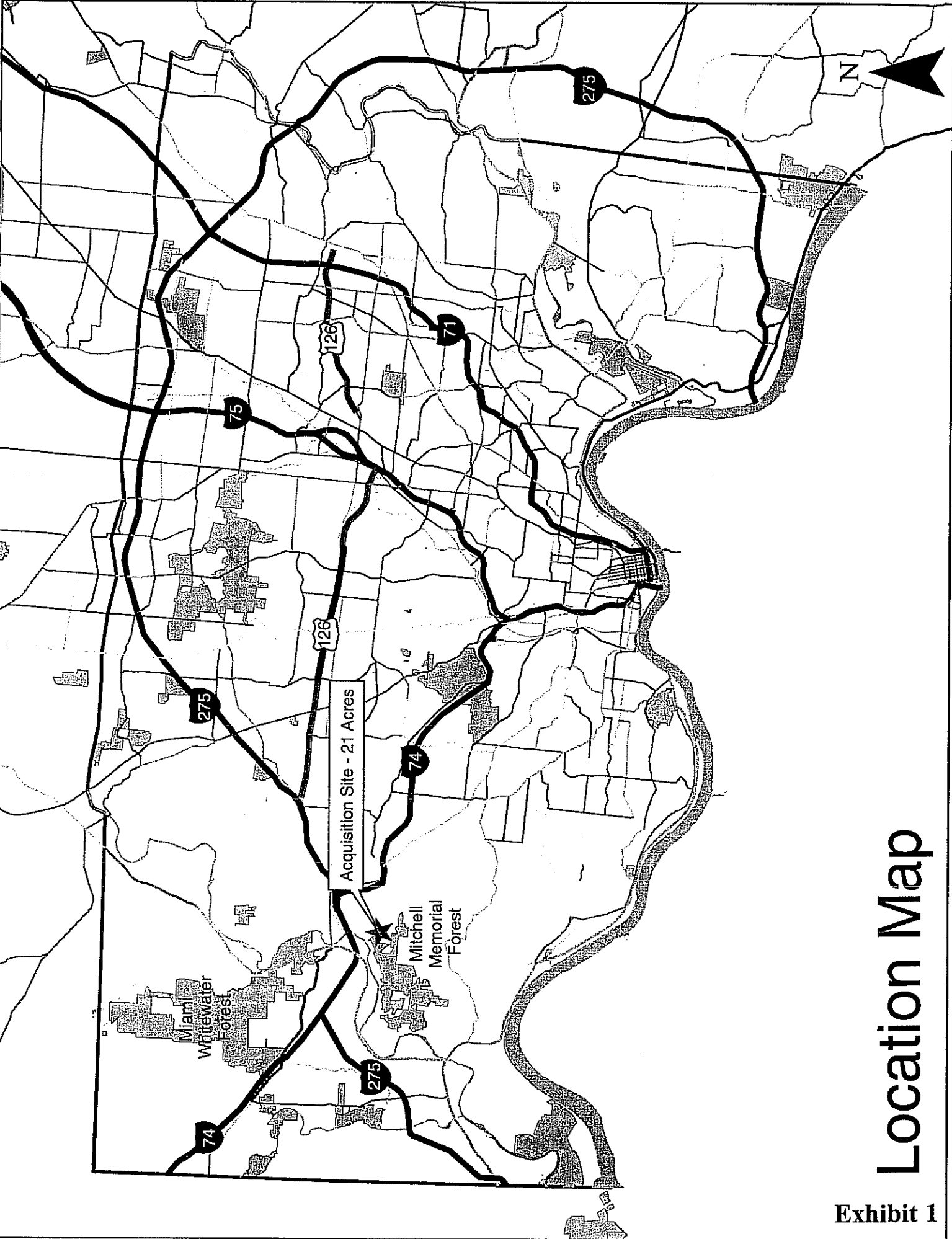
Cindy Oser
Fiscal Officer

RECEIVED

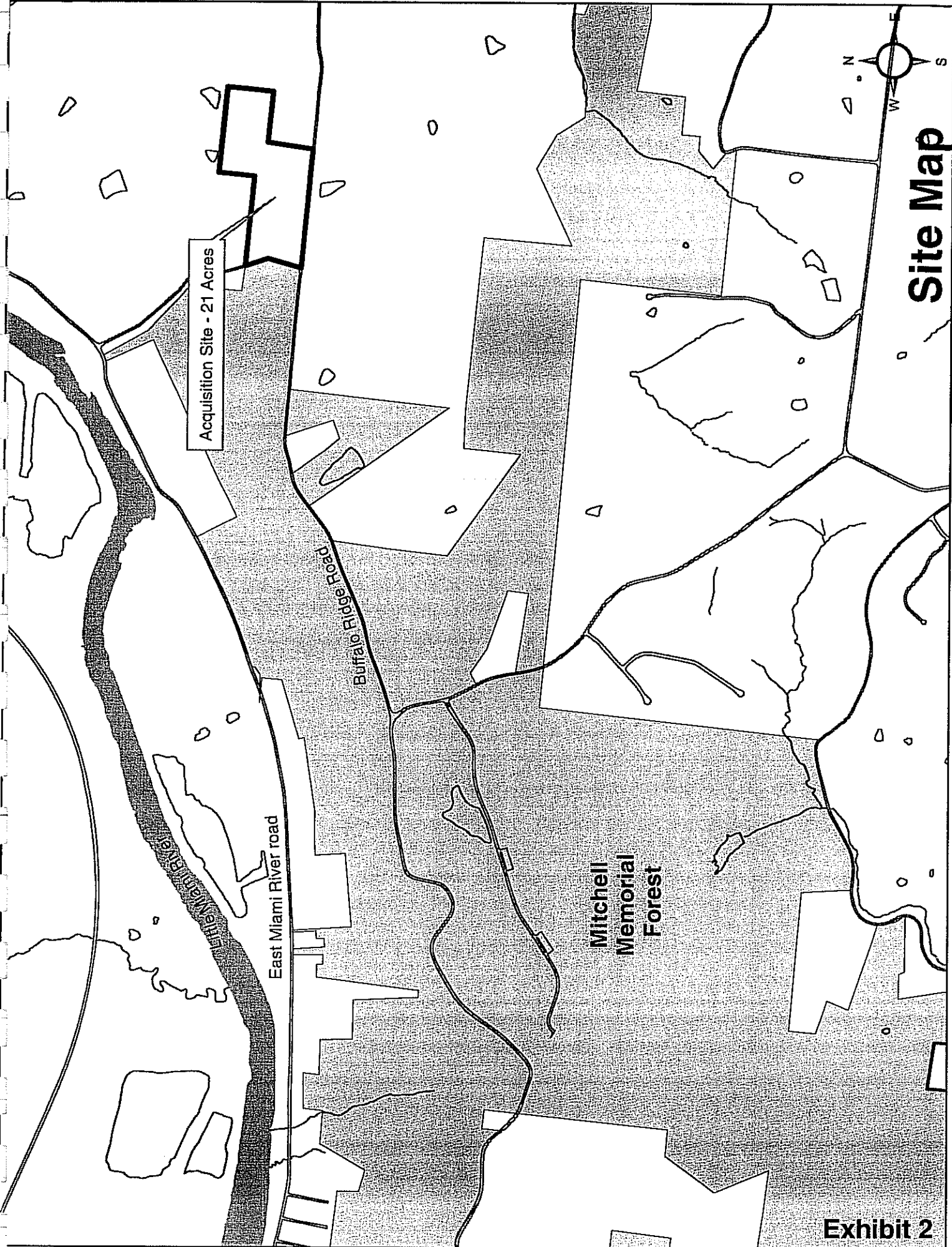
OCT 08 2009

HAMILTON COUNTY
PARK DISTRICT

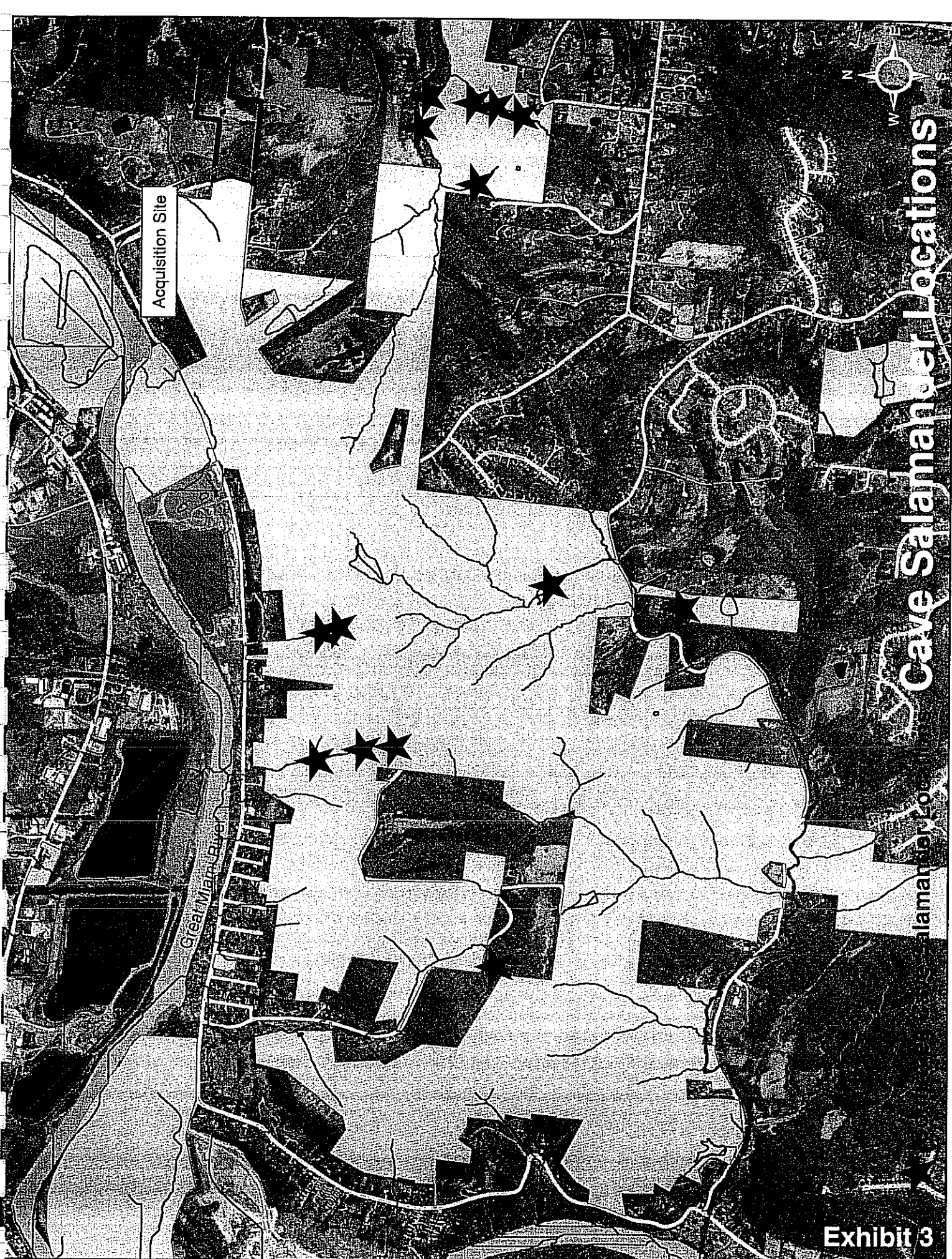
Exhibits



Location Map



Site Map



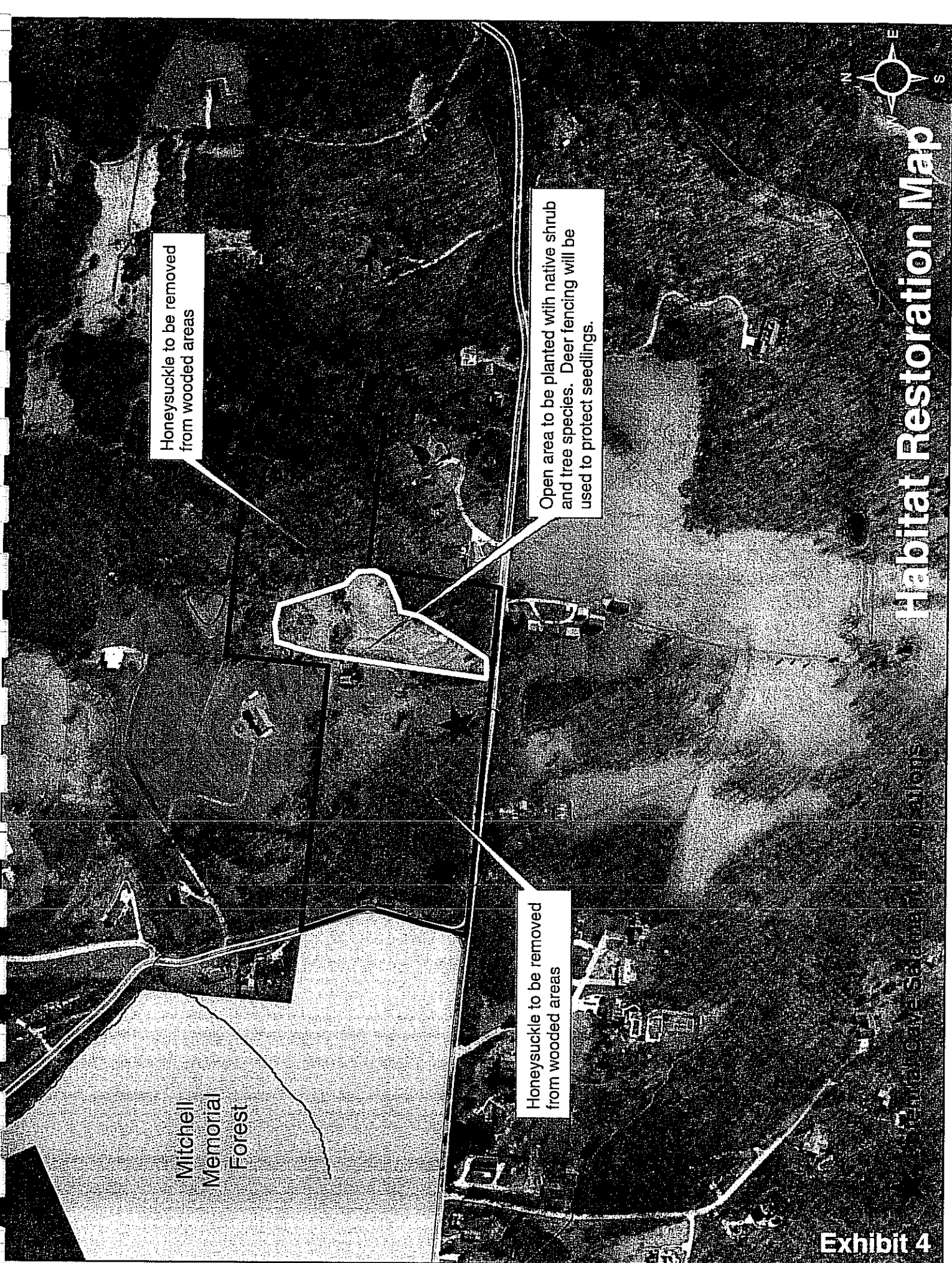
Acquisition Site

Great Mian River

Cave Salaynander Locations

alamangor

Exhibit 3



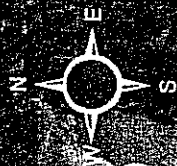
Honeysuckle to be removed from wooded areas

Open area to be planted with native shrub and tree species. Deer fencing will be used to protect seedlings.

Honeysuckle to be removed from wooded areas

Mitchell Memorial Forest

Habitat Restoration Map





Acquisition Site

Mitchell
Memorial
Forest

USGS Map

Exhibit 5



Exhibit 6

Appendix

**HERPETOLOGICAL SURVEY
SILVER CREEK VALLEY AREA
MITCHELL MEMORIAL FOREST**

1998

**JEROME D. LIPPERT
WAYNE R. WAULIGMAN**

MITCHELL MEMORIAL FOREST: SILVER CREEK VALLEY AREA
1998 HERPETOLOGICAL SURVEY

CAVE SALAMANDER: EURYCEA LUCIFUGA

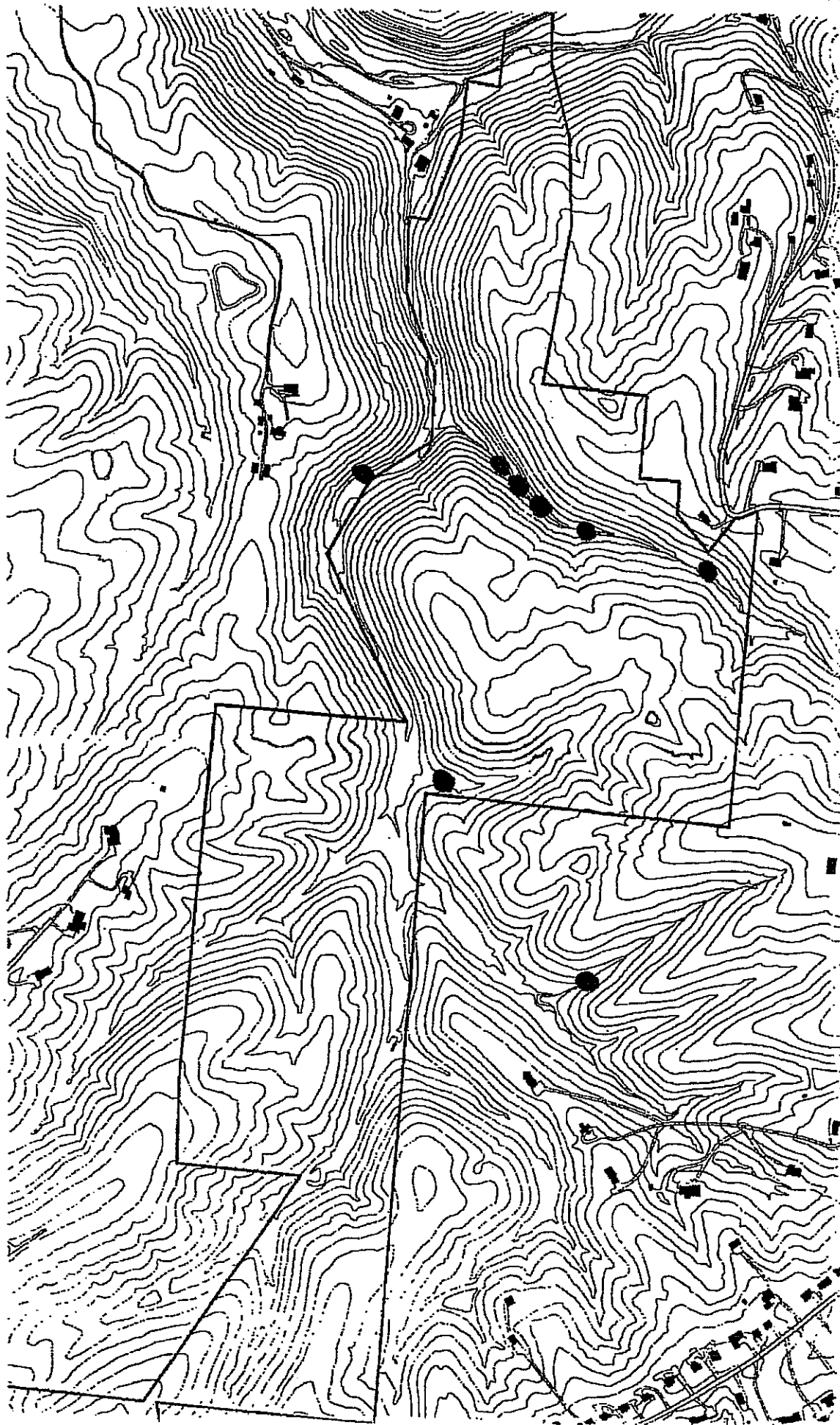
Date	Number Found	Weather Conditions	Sex	Developmental Stage	Habitat
05-26-98	5	78-68, ovcast.	1M, 1Fm, 3U	A	C/RP
05-27-98	2	80-73, pt. sun	U	A	C/RP
06-02-98	2	84-65, clear	M	A	C
06-03-98	8	84-65, clear	5Fm, 1M, 2U	6A, 2Sub-A	C
06-07-98	1	65-60, clear	U	A	C
06-23-98	3	84, humid	1M, 2U	A	C
07-19-98	6	92-84, humid	1Fm, 1M, 4U	2A, 2Met, 2J	C
07-29-98	3	84-89, humid	U	1J, 1Sub-A or A, 1A	C

Cave Salamanders were observed thirty times on this survey. Of the thirty, twenty-five were verified as distinct individuals after analysis of our data and viewing of our photographic slides. Often, individuals could be differentiated because they were found at the same time together and/or notations on their features were made. Also, many were photographed and differentiated later by viewing slides. The photographic slides enabled us to study the pattern of black melanophore spots and clusters on the head and body. We could thus tell individuals apart that had been photographed on different dates. A total of fourteen individuals were caught and photographed. Since the black melanophore marks are known to retain their configuration once a salamander reaches maturity (SL \geq 51 mm in males and 55 mm in females), future researchers will be able to find these same salamanders and determine approximate ages and make other determinations as well. Also, the melanophore marks of subadults and juveniles change only slightly over time, and these changes reportedly occur in recognizable ways; individuals which may be difficult to identify later are those which have transformed recently and which either don't yet have the typical orange ground color or have no well-defined black markings (Juterbock, 1986). We found only two individuals without orange ground color or well-defined markings. Incidentally, both of these were photographed, so an interested researcher could at least try to recognize these later and test the idea that they are hard to recognize. Nine separate individuals were photographed from Green Valley Creek (the most active site), two from Privet Creek, two from Rock Wall Creek, and one from Silver Creek.

We relied on the presence or absence of a mental gland to differentiate males and females. In general, this method is reliable for mature males. However, a small percentage of males do not exhibit a rounded or swollen mental gland. This means that, at most, a small number of those identified as male on this survey may actually be female. Juterbock (1986) found that only two of thirty-four males found in May, June, and July lacked a mental gland (< 6%). Since all of the individuals we sexed were found in June and July, we could extrapolate from this data that less than six percent of the males we identified were actually females. Since we only positively identified five males, then at most, one of these was a female. It would follow, too, that only a small percentage (< 6%) of those adults we identified as female might actually have

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CAVE SALAMANDER EURYCEA LUCIFUGA



**REPORT ON THE REPTILE AND AMPHIBIAN SURVEY OF MITCHELL
MEMORIAL FOREST, HAMILTON COUNTY PARKS DISTRICT**

by

Jeffrey G. Davis and Paul J. Krusling

November 10, 1990

been male, since greater than 94% of males apparently exhibit a mental gland in June and July. Hence, our gender data is mostly reliable. Still, future researchers utilizing our data should exercise caution when examining our male to female ratios. All individuals labelled as male had a rounded mental gland. Those labelled female lacked a mental gland. Males often have longer cirri than females, but attempting to use this as a point of gender differentiation seems unreliable. Though we often checked the external features of the male vent for raised margins and papillae, we are not presently familiar enough with distinguishing what would constitute a raised margin of the male vent, or papillae in its lining, and so we did not use these observations for sex determination.

Extensive searching during March, April, and most of May yielded no Cave Salamanders, until suddenly they began appearing at the surface in late May. On May 26 five adults were found off Park Property in Rock Wall Creek, a tributary of Winding Creek which flows onto Park property, in the Silver Creek Valley watershed. On May 27 two more adults were found at this same location. Then on June 2, two individuals were found at a spring site in Privet Creek on Park land, and on June 3 during the same trip eight individuals were found in Green Valley Creek.

Individuals were found in every stage of development in Green Valley Creek, including, on June 19, a metamorph that had just transformed and one that had transformed a week or two earlier, as well as juveniles and adults of various sizes. One exceptionally large adult that escaped was estimated at near seven inches in total length. Adults only were found in Rock Wall, Privet, and Silver Creeks, but it is likely that breeding is occurring at these sites due to favorable habitat. Rock Wall Creek is off Park property. Portions of the Silver Creek site (and the Rock Wall site) are inaccessible and thus hard to check thoroughly, making the likelihood that we missed seeing metamorphs or juveniles higher than at the sites in Green Valley Creek. Green Valley Creek faces a threat in the form of upstream construction that has at times resulted in heavy silt deposition.

Beginning on July 19, we noticed that most individuals found, even adults, had black pigmentation on the end of their tails. Individuals found in May and June did not have this trait. This raised several questions. Is this something that warmer weather causes? Is it an indication of a regenerating tail, as a salamander re-grows a tail lost to a predator? Do juveniles exhibit this black tail-end more often than adults? If juveniles are more likely to have this trait, at what point in their life do they lose it? If adults and juveniles exhibit it, in what season does it appear and reappear? Does it have anything to do with fat levels in the tail in breeding vs. non-breeding season?

In Spring and early Summer, we found almost exclusively adults. As Summer progressed, we began to find juveniles, and a small number of adults. This is a typical pattern and consistent with other research.

The Cave Salamander is one of the unique features of the Silver Creek Valley Area, and its presence is, in turn, owing to the unique features of this area and the protection afforded it by the Hamilton County Park District.



Cave Salamander
Eurycea lucifuga

Hamilton County Park District- Annual Bird Count

December 13, 2008

Fern- Fernbank
 ARM- Armleder
 WWR- Whitewater river Tracts-Summa, Campbell Lakes, Kilby Inlets
 EWN- Emboshoff Woods & Nature Preserve
 FWN- Fairbach Werner Nature Preserve
 NWS- Newberry Wildlife Sanctuary
 KHL- Krogger Hill/Little Miami Golf Center
 LI- Lake Isabella
 SW- Sharon Woods
 MWF- Miami Whitewater Forest

RFP- Richardson Forest Preserve
 SL- Shawnee Lookout
 WW/TT- Winton Woods/Trillium Trails
 WNP- Withrow Nature Preserve
 WM- Woodland Mound
 TC- Triple Creek
 MMF- Mitchell Memorial Forest

	EWN	FERN	FERN	FERN	NWS	ARM	KHL/MGC	LI	SW	MWF	WWR	RFP	SL	WW/TT	WNP	TC	MMF	TOTAL
Pied-billed Grebe	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Double-crested Cormorant	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Great Blue Heron	0	1	0	0	0	5	6	1	0	0	22	1	3	7	0	0	1	47
Canada Goose	0	0	0	0	0	45	224	24	77	167	369	0	115	304	0	18	0	1373
Mallard	0	3	0	0	0	41	101	10	123	48	205	0	352	52	0	0	0	951
Black Duck	0	0	0	0	0	2	0	0	0	11	5	0	6	0	0	0	0	24
Wood Duck	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
Green-winged Teal	0	0	0	0	0	0	0	0	0	0	0	0	8	0	0	0	0	8
Hooded Merganser	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
Sharp-shinned Hawk	0	0	1	0	0	1	0	0	2	0	0	0	0	0	0	0	0	1
Cooper's Hawk	0	1	1	1	0	0	0	0	1	1	1	0	0	3	0	0	0	9
Red-tailed Hawk	0	1	0	0	0	6	8	0	2	2	6	0	11	11	2	0	0	60
Red-shouldered Hawk	0	1	2	0	0	1	0	0	0	1	0	1	0	5	0	1	0	14
Rough-legged Hawk	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Northern Harrier	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	2
American Kestrel	0	0	0	0	0	2	1	0	0	6	1	0	0	0	0	0	0	10
Bobwhite	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1
Sandhill Crane	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	130	131
Killdeer	0	0	0	0	0	1	1	0	0	0	2	0	0	0	0	0	0	4
Ring-billed Gull	0	50	0	0	0	1	18	0	0	0	27	0	1	75	0	0	0	191
Rock Dove	8	0	20	0	0	1	9	20	11	30	0	34	0	0	0	0	0	169
Mourning Dove	8	2	8	0	0	24	11	3	15	25	72	3	6	31	5	4	7	228
Screech Owl	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Great Horned Owl	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Barred Owl	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
Saw-whet Owl	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Belted Kingfisher	0	0	0	0	0	2	1	2	2	1	7	0	3	3	0	0	0	21
Common Flicker	0	0	0	0	0	7	1	2	3	8	13	0	9	17	0	4	6	74
Yellow-bellied Sapsucker	0	1	0	0	0	1	3	1	0	6	1	0	0	7	0	3	0	27
Red-headed Woodpecker	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1

	EWNP	FERN	FWNP	NWS	ARM	KH/LMGC	LI	SW	MWF	WWRT	RFP	SL	WW/TT	WNP	WRI	TC	MMF	TOTAL
Pileated Woodpecker	1	0	0	1	2	4	0	1	7	0	0	3	3	3	2	3	5	35
Hairy Woodpecker	0	0	1	0	1	2	0	2	2	1	0	5	6	1	5	5	0	31
Downy Woodpecker	2	1	0	3	30	17	10	12	21	8	11	15	40	2	5	8	14	109
Red-bellied Woodpecker	6	2	0	1	15	19	5	23	28	10	15	15	37	7	13	4	12	212
Horned Lark	0	0	0	0	33	0	0	0	0	0	0	0	0	0	0	0	0	23
Blue Jay	5	0	0	0	6	2	2	3	29	3	8	9	20	7	15	0	4	114
Common Crow	5	2	8	11	325	1060	2	8	52	9	6	375	19	2	36	38	18	1998
Carolina Chickadee	15	8	8	15	68	64	30	69	73	70	67	65	144	27	52	35	59	859
Tufted Titmouse	3	5	4	0	33	22	10	12	35	27	14	81	33	17	19	29	25	370
White-breasted Nuthatch	0	2	1	1	10	7	3	5	25	20	10	29	21	8	7	6	6	161
Red-breasted Nuthatch	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
Brown Creeper	1	0	0	0	11	3	0	3	1	0	1	2	4	0	0	2	3	31
Winter Wren	0	0	0	0	1	0	0	0	0	0	0	1	3	0	0	0	0	6
Carolina Wren	2	11	5	0	38	32	13	6	12	6	6	36	48	0	5	12	5	238
Mockingbird	0	1	0	0	0	1	0	0	8	0	1	0	5	0	2	0	0	19
American Robin	273	8	5	14	231	700	42	247	118	623	610	65	1278	40	264	182	125	4835
Hermit Thrush	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
Eastern Bluebird	0	0	0	0	6	0	7	0	12	11	0	16	4	0	4	0	12	72
Golden-crowned Kinglet	0	2	0	0	2	12	1	7	15	5	0	0	15	4	0	0	6	88
Cedar Waxwing	40	0	0	0	55	20	30	1	14	8	20	0	1	0	0	0	251	440
Starling	35	112	6	0	1015	2977	168	32	50	337	1060	22	1969	60	188	317	6	8564
Yellow-rumped Warbler	0	0	14	0	62	1	4	3	0	1	0	0	11	0	0	0	0	82
House Sparrow	0	0	0	0	0	14	0	34	2	0	0	0	75	0	0	11	0	160
Eastern Meadowlark	0	0	0	0	16	0	0	0	0	5	0	0	0	0	0	0	0	21
Red-winged Blackbird	0	0	0	0	1	2	0	0	0	0	0	0	0	0	0	0	0	3
Common Grackle	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Brown-headed Cowbird	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	9
Cardinal	67	8	4	5	30	88	20	28	16	48	34	58	254	22	63	33	31	809
Purple Finch	0	0	0	0	0	0	0	0	8	0	0	0	0	0	0	0	0	8
House Finch	2	2	0	0	0	6	0	40	32	0	0	12	36	0	5	0	1	136
American Goldfinch	13	2	6	0	85	28	5	17	91	72	8	18	93	0	14	17	17	488
Rufous-sided Towhee	2	0	0	0	2	2	1	0	3	1	11	10	8	9	1	0	7	56
Savannah Sparrow	0	0	0	0	23	0	0	0	0	1	0	0	1	0	0	0	0	26
Dark-eyed Junco	0	2	4	0	1	42	5	9	38	8	0	11	58	0	15	7	17	217
Tree Sparrow	0	0	0	0	105	16	0	0	75	50	10	58	98	0	1	0	0	413
Field Sparrow	0	0	1	0	4	0	0	0	0	6	0	2	1	0	0	0	0	14
White-crowned Sparrow	0	0	0	0	4	0	0	0	60	49	0	0	6	0	0	0	0	119
White-throated Sparrow	28	0	8	0	31	65	5	3	22	20	49	42	158	0	17	38	10	495
Fox Sparrow	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	2
Lincoln's Sparrow	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Swamp Sparrow	0	0	0	0	46	0	0	1	0	1	0	71	7	0	0	0	0	126
Song Sparrow	5	1	2	0	308	31	3	4	18	6	9	158	119	0	3	44	24	735


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[Sightings](#)
[Sightings Log](#)
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[Message Board](#)
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Club](#)
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Cincinnati](#)
[Where To Go
Birding](#)
[Birders Directory](#)
[History](#)
[Links](#)
[Tech Stuff](#)
[New on the Web
Site](#)
[My Web Site](#)

Database Report

Yellow-bellied Sapsucker at Mitchell Forest

Records 1 - 7 of 7 Records

Yellow-bellied Sapsucker	2	14	2009	1	EOt	Mitchell Forest
Yellow-bellied Sapsucker	4	1	2007	+	NK,JB	Mitchell Forest
Yellow-bellied Sapsucker	10	11	2007	1	DB	Mitchell Forest
Yellow-bellied Sapsucker	10	27	2007	+	WildBirds:AOI	Mitchell Forest
Yellow-bellied Sapsucker	12	7	2008	1	PW,ASc,JMo,FF	Mitchell Forest
Yellow-bellied Sapsucker	12	14	2007	1	FR	Mitchell Forest
Yellow-bellied Sapsucker	12	25	2008	+	NCd	Mitchell Forest

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[Sightings](#)

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Archive](#)

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Message Board](#)

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[Where To Go
Birding](#)

[Birders Directory](#)

[History](#)

[Links](#)

[Tech Stuff](#)

[New on the Web
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[My Web Site](#)

Database Report

Dark-eyed Junco at Mitchell Forest

Records 1 - 4 of 4 Records

Dark-eyed Junco	1	1	2009	+	NK	Mitchell Forest
Dark-eyed Junco	4	1	2007	+	NK,JB	Mitchell Forest
Dark-eyed Junco	10	11	2007	2	DB	Mitchell Forest
Dark-eyed Junco	10	27	2007	+	WildBirds:AOI	Mitchell Forest

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Archive](#)[Database
Message Board](#)[Young Birders
Club](#)[Birds of
Cincinnati](#)[Where To Go
Birding](#)[Birders Directory](#)[History](#)[Links](#)[Tech Stuff](#)[New on the Web
Site](#)[My Web Site](#)

Database Report

Bald Eagle at Mitchell Forest

Records 1 - 2 of 2 Records

Bald Eagle 2 14 2009 2 EOt Mitchell Forest

Bald Eagle 10 17 2008 2 DB Mitchell Forest

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[Our Mission](#)
[Wildlife Council](#)
[Wildlife Careers](#)
[Contact Us](#)
[Turn In a Poacher](#)

Ohio's Endangered Species

(updated September 2009)

NOTE: *E & *T denote federal (U.S. Fish and Wildlife Service) listed endangered and threatened species respectively.

MAMMALS

Indiana bat *E	<i>Myotis sodalis</i>
Allegheny woodrat	<i>Neotoma magister</i>
Bobcat	<i>Lynx rufus</i>
Black bear	<i>Ursus americanus</i>
Snowshoe hare	<i>Lepus americanus</i>

BIRDS

American bittern	<i>Botaurus lentiginosus</i>
Northern harrier	<i>Circus cyaneus</i>
King rail	<i>Rallus elegans</i>
Sandhill crane	<i>Grus canadensis</i>
Piping plover *E	<i>Charadrius melodus</i>
Common tern	<i>Sterna hirundo</i>
Black tern	<i>Chlidonias niger</i>
Yellow-bellied sapsucker	<i>Sphyrapicus varius</i>
Bewick's wren	<i>Thryomanes bewickii</i>
Loggerhead shrike	<i>Lanius ludovicianus</i>
Golden-winged warbler	<i>Vermivora chrysoptera</i>
Kirtland's warbler *E	<i>Dendroica kirtlandii</i>
Lark sparrow	<i>Chondestes grammacus</i>
Trumpeter swan	<i>Cygnus buccinator</i>
Snowy egret	<i>Egretta thula</i>
Cattle egret	<i>Bubulcus ibis</i>

REPTILES

Copperbelly water snake *T	<i>Nerodia erythrogaster neglecta</i>
Eastern plains garter snake	<i>Thamnophis radix radix</i>
Timber rattlesnake	<i>Crotalus horridus horridus</i>
Eastern massasauga	<i>Sistrurus catenatus</i>
Lake Erie water snake *T	<i>Nerodia sipedon insularum</i>

AMPHIBIANS

Eastern hellbender	<i>Cryptobranchus alleganiensis alleganiensis</i>
Blue spotted salamander	<i>Ambystoma laterale</i>
Green salamander	<i>Aneides aeneus</i>
Cave salamander	<i>Eurycea lucifuga</i>
Eastern Spadefoot	<i>Scaphiopus holbrookii</i>



Appendix C



Educator Resources

Research & Surveys

Uninvited Wildlife

Invasive Species

Diseases in Wildlife

Endangered and
Threatened Wildlife

On Ohio's Wild Side

Private Lands
Management

Wildlife Publications

A-Z Species Guide

Photo Gallery

WildOhio Cookbook

Calendar of Events

Support Ohio's
Wildlife

About the Division
Our Mission
Wildlife Council
Wildlife Careers
Contact Us
Turn In a Poacher

Ohio's Threatened Species

(updated May 2008)

NOTE: *E & *T denote federal (U.S. Fish and Wildlife Service) listed endangered and threatened species respectively.

BIRDS

Upland sandpiper	<i>Bartramia longicauda</i>
Black-crowned night-heron	<i>Nycticorax nycticorax</i>
Yellow-crowned night-heron	<i>Nyctanassa violacea</i>
Barn owl	<i>Tyto alba</i>
Dark-eyed junco	<i>Junco hyemalis</i>
Hermit thrush	<i>Catharus guttatus</i>
Least bittern	<i>Ixobrychus exilis</i>
Least flycatcher	<i>Empidonax minimus</i>
Bald eagle	<i>Haliaeetus leucocephalus</i>
Peregrine falcon	<i>Falco peregrinus</i>
Osprey	<i>Pandion haliaetus</i>

REPTILES

Kirtland's snake	<i>Clonophis kirtlandii</i>
Spotted turtle	<i>Clemmys guttata</i>

AMPHIBIANS

Mud salamander	<i>Pseudotriton montanus</i>
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FISH

Brook trout	<i>Salvelinus fontinalis</i>
Bigeye shiner	<i>Notropis boops</i>
Tongue-tied minnow	<i>Exoglossum laurae</i>
Greater redhorse	<i>Moxostoma valenciennesi</i>
Channel darter	<i>Percina copelandi</i>
American eel	<i>Anguilla rostrata</i>
Paddlefish	<i>Polyodon spathula</i>
Rosyside dace	<i>Clinostomus funduloides</i>
Bigmouth shiner	<i>Notropis dorsalis</i>
Lake chubsucker	<i>Erimyzon sucetta</i>
River darter	<i>Percina shumardi</i>
Bluebreast darter	<i>Etheostoma caeruleum</i>
Tippecanoe darter	<i>Etheostoma tippecanoe</i>

MOLLUSKS

Black sandshell	<i>Ligumia recta</i>
Threehorn wartyback	<i>Obliquaria reflexa</i>
Fawnsfoot	<i>Truncilla donaciformis</i>
Pondhorn	<i>Unimera tetralasmus</i>

CRAYFISH

